

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

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

March 27, 2023  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Vera called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Albert Vera, Mayor  
Yasmine-Imani McMorris, Vice Mayor  
Göran Eriksson, Council Member  
Freddy Puza, Council Member  
Dan O'Brien, Council Member

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**Closed Session**

Jeremy Bocchino, City Clerk, reported no requests to speak on Closed Session items.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY, REDEVELOPMENT FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:31 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

**CS-1** CC - Conference with Legal Counsel - Anticipated Litigation  
Re: Significant Exposure to Litigation (2 Items)  
Pursuant to Government Code Section 54956.9(d) (2)

**CS-2** CC - Conference with Legal Counsel - Anticipated Litigation  
Re: Initiation of Litigation (1 Item)  
Pursuant to Government Code Section 54956.9(d) (4)

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**Reconvene**

Mayor Vera reconvened the meeting of the City Council at 6:58 p.m. with all Council Members present for recognition presentations; he welcomed Mayor Blaine Hyggen of Sister City Lethbridge, Canada; and he invited Sister City Committee Members to join in picture taking to commemorate the occasion.

Jim Clarke, Culver City Sister Cities Association, presented Mayor Hyggens with items to commemorate the relationship between the cities, and he indicated that he had visited Lethbridge when he was Mayor of Culver City.

Blaine Hyggens, Mayor of Lethbridge, Canada, thanked the City for the invitation to visit; noted the length of the relationship between the cities; and discussed continuing forward with the relationship the cities had before COVID.

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**Recognition Presentations**

Item R-1

**A Proclamation Declaring March 31, 2023 as Cesar Chavez Day in Culver City**

Council Member Puza presented a proclamation declaring March 31, 2023 as Cesar Chavez Day in Culver City.

Bubba Fish was called to speak but did not address the City Council.

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Item R-2

**A Proclamation Designating March as Women's History Month and Recognizing March 8, 2023 as International Women's Day**

Council Member O'Brien presented a proclamation designating March as Women's History Month and recognizing March 8, 2023 as International Women's Day.

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Janeé Lennox acknowledged women trailblazers: Marsha P. Johnson, Fannie Lou Hamer, Judy Heumann, and Yasmine-Imani McMorris noting the importance of listening to all women.

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**Regular Session**

Mayor Vera reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority, Culver City Housing Authority Board, and Culver City Parking Authority at 7:13 p.m. with all Council Members present.

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**Pledge of Allegiance**

Mayor Vera led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor Vera indicated nothing to report out of Closed Session.

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

Mayor Vera asked that when the meeting is adjourned, that it be adjourned in memory of Julie Lugo Cerra.

Council Member Puza provided a report on the 11<sup>th</sup> Anniversary Walk N Rollers celebration; indicated attending the Sister City Committee farewell event for the marathon runners from Japan; and he wished a generous and peaceful Ramadan to those who observe.

Council Member O'Brien reported attending the events mentioned by Council Member Puza and expressed condolences to the family of Julie Lugo Cerra.

Vice Mayor McMorris discussed participating in a Black Women in a Politics Women's History month event with Sydney Kamlager Dove and former School Board Member Summer McBride and she thanked those who hosted the event; she reported that March 14 is Equal Pay Day and discussed pay disparity; wished Happy Persian New Year and Happy Ramadan to those who celebrate; discussed Transit Day of Appreciation on March 18 noting her gratitude to transit workers in the City; indicated that it was Transgender Day of Visibility; discussed ongoing equity work; committing to a City where all neighbors can thrive; she read a quote from the Racial Equity Institute indicating that inequities are caused by systems, not cultures; she noted that power always protects itself and defaults to status quo; pointed out the need to create and support life-affirming systems for everyone; expressed hope that changes in gun policy would move forward noting that she was praying for the families dealing with another mass shooting; and she reported that guns were the number one killer of young people in the United States.

Mayor Vera reported taking part in recent City events including a Fire Department badge pinning and promotional ceremony.

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**Information Items**

Item I-1

**CC - Update on Homelessness Emergency (Including Project Homekey, Safe Camping and Other Housing Programs)**

Tevis Barnes, Housing and Human Services Director, discussed the Emergency on Homelessness declared by the City; required updates on staff efforts to address housing vulnerable populations; the Mobile Crisis Intervention Team; and staffing.

Arames White-Shearin, Assistant to the City Manager on Homelessness, provided an update on the Safe Sleep program; discussed the site; layout; amenities; landscaping; fencing; the pet area; the pallets; practice runs; and she provided photographs and a video showing the pallets and tents.

Tevis Barnes, Housing and Human Services Director, discussed the tent flooring and free toilets provided by Golden State Water.

Elaine Gerety-Warner, Economic Development Manager, provided an update on Project Homekey sites and expressed appreciation for the responsiveness of Southern California Edison (SCE).

Discussion ensued between staff and Council Members regarding sealing to prevent moisture from getting in; enclosing space to prevent animals from getting in; ADA (Americans with Disabilities Act) compliance; appreciation for the work of staff and progress made; people currently residing in hotels; the By-Name list; number of housing units created in 2021 and 2022; the annual progress report on the Housing Element Update; and the Affordable Housing Sustainable Communities Grant.

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**Presentations to City Council**

Item P-1

**CC - Presentation to the City Council by Urban Alchemy Regarding a Culver City Safe Sleeping Site**

Kirk Patrick Tyler, Urban Alchemy, provided background on the organization; discussed finding solutions for unhoused

neighbors while more housing is built; services provided; practitioners; number of Safe Sleep sites operated; purpose of the sites; case management; care coordination; dangers faced by the unhoused; placements and interventions; the need to build housing quicker; ensuring that housing is being built that people want to utilize; other interim housing interventions offered; training; safety and service; security; support provided; building a whole community; and connecting individuals to resources and services to inspire and encourage.

Discussion ensued between Mr. Tyler, staff, and Council Members regarding appreciation for the presentation and for the site visit; concern with erosion of trust in the process; ensuring housing and services first; concern that the site will be another way of putting people out of sight, out of mind; creating a holding facility; providing a safe place to stay while the City addresses housing issues; services to help people get their paperwork in order and gain employment; partnerships with other organizations; connections to existing service providers; length of the contract; costs; number of people served; the importance of allowing people to come and go; self-governance; providing reports to the City Council or to the Advisory Committee on Housing and Homelessness (ACOH); keeping people focused on their journey to permanent housing; Safe Sleep site politics; ensuring that people's needs are met; on-site Care Coordinators; monthly engagement with site leadership; concern that people will isolate without incentives to engage; keeping the homeless safe from those that prey on them; occupancy rates; autonomy provided; creation of a resource-rich environment; volunteers; meals provided on site; training; metrics for progress; providing low-barrier services; connecting to services and housing; addressing concerns with carcerality related to the model; the experience of unhoused residents in Echo Park; people being victimized on the streets; employment of formerly justice-involved people; wages and benefits; key focus and duty for employment; providing a pathway for advancement; the By-Name List; trust-building; and appreciation to Urban Alchemy for the presentation and for their hard work.

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Item P-2

**CC - Presentation of the MOVE Culver City Survey Results**

Diana Chang, Chief Transportation Officer, discussed the MOVE Culver City survey results noting that no action was necessary

from the City Council.

Rick Sklarz, FM3, presented the findings for the Assessment Issues Survey; discussed specifics and methodology; project awareness; intensity of opposition vs. support; demographics of respondents; reasoning for supporting or opposing the project; wide support for improved safety for walking and biking and increased transportation alternatives; opposition to reduction of traffic lanes; impacts of MOVE Culver City; usage; options for proceeding; support for making adjustments; suggested modifications; the focus on traffic congestion; and support for getting vehicles back into more lanes.

Discussion ensued between Mr. Sklarz and Council Members regarding income information and primary mode of transportation for survey respondents; socio-economic indicators; higher opposition by non-college degree residents; the focus placed on how transit along the project corridor was being used rather than focusing on the main mode of transportation being used by respondents; the importance of centering those who use the systems; the Circulator; whether the intent and length of the project was made clear; survey scope; Culver City as part of a larger Metro area; making Culver City more of a destination; next steps; adding information from studies on affects to traffic; the purpose of MOVE Culver City; residents who believe the project has merit, whether or not they would use it; those who want to see the current design modified; and support for the goal of making the City safer.

Additional discussion ensued between Mr. Sklarz and Council Members regarding support for previous accuracy of work done by FM3; ensuring that survey demographics are representative of the City's population; baseline data; the need for consistency; and feedback indicating that people want the program either ended or modified.

Further discussion ensued between staff and Council Members regarding appreciation for the work done; demographics for the average Culver City bus rider; the TOD (Transit Oriented Development) study identifying sources of traffic; the majority of transit riders as being from low-income households; median income of Culver City residents; cost of living in the City; minimum wage; the jobs/housing imbalance; those traveling into the community to work; the feeling that the average Culver City resident does not take transit; making decisive choices to ensure a sustainable future; traffic throughout the City; providing more data about air quality and emissions and

explaining that adding a lane often slows traffic; and appreciation for the time and effort involved.

Discussion ensued between staff and Council Members regarding additional discussion at the April meeting; parts of the project that work; engaging in meaningful dialogue; and compromise that works for everyone in the community.

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

Mayor Vera indicated that public comment would be taken for 20 minutes with anyone who was not able to be heard during that time called to speak at the conclusion of the meeting agenda.

The following members of the public addressed the City Council:

Bubba Fish discussed the importance of data on how people use the project, not feelings; increases to transit, pedestrians, cycling, and micro-mobility; the minimal increase in traffic time; a recent study indicating annual income of bus riders; benefits of the region-wide amenity; concern with only taking direction from residents and ignoring the people that the project benefits most; watering down the bus and bike lane; and removing a lifeline for working class people in the City.

Jeff Alvich expressed concern with the lack of action by Culver City Police Department (CCPD) in addressing felonies in the neighborhood; detonation of Class 1 explosives; falsification of post-certified training; criminal negligence; filing a complaint with the State Attorney General; and he requested that the City investigate felony misconduct.

Christopher Michel was called to speak but was not present.

Chase Englehardt was called to speak but was not present.

Adrian Killigrew asserted that people and community were more important than cars; expressed support for MOVE Culver City and any programs that increase mobility; discussed the recent approval of the study to extend Ballona Creek; the need for more connection; he addressed comments made at the last meeting advising him to take his daughter to the park; and he stated that more mobility was needed, not less.

Auguste Miller was called to speak but was not present.



Caro Vilain reported that she was someone who does not have the option to drive; discussed the environment; housing and equity; mental and physical health; cars as the leading cause of death for children in Los Angeles county; infrastructure designed for cars; and she supported MOVE Culver City and wanted to see it expanded.

Travis Morgan provided background on himself; discussed traffic conditions pre-pandemic; cognitive bias; rosy retrospection; and loss aversion vs. equivalent gains.

Matt Wehner indicated that he did not live in Culver City; felt that the bus and bike lanes drew people to the area; he wished his city had such a program; stated that removing the lanes would make Culver City less safe and less accessible; questioned whether impacts of removal had been studied; discussed transit travel times; hoped the choice made would benefit everyone rather than a few loud voices; and he indicated that if walkable, bikeable, transit-friendly progress was lost, he did not see himself visiting or shopping in Culver City anymore.

Sam Shapiro-Kline was called to speak but was not present.

Jett Galindo spoke in support of the MOVE Culver City Project; discussed perception that expanded car lanes lessen congestion; concern with worsening congestion and lessening walkability; solving congestion by expanding accessible modes of transportation; her commute to work; she urged Culver City to study how other cities fight traffic congestion; offered to provide information on the successful program in San Francisco; she felt the City should allow alternative modes of transportation a chance to make an impact on the community; and she felt that losing MOVE Culver City would be a step backward.

Michael Gutperle expressed support for the MOVE Culver City project; felt that removing the bus would not solve traffic issues and would negatively impact pedestrians, cyclists, and outdoor diners in the downtown area; discussed safety; being a model for rethinking urban space; creating a westside destination; climate change; pollution; stepping away from a car-centric model; increasing the quality of life for everyone; and the importance on decisions made for generations to come.

Amanda McDaniel expressed support for MOVE Culver City; discussed findings of the report indicating increases to cycling and bus ridership; induced demand; the importance of a mode

shift to achieve lasting and sustainable long-term solutions; and she wanted the mobility lanes to be made permanent and expanded.

Tamara Johnson with one minute ceded by Teri Avila, La Playa Cooperative Nursery School, provided background on the school and invited everyone to celebrate their 70<sup>th</sup> Anniversary on April 29.

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**Receipt and Filing of Correspondence**

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY VICE MAYOR MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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**Order of the Agenda**

No changes were made.

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**Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for March 4, 2023 to March 17, 2023**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 4, 2023 TO MARCH 17, 2023.

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Item C-2

**CC:HA:SA - Approval of Minutes of the Regular City Council Meetings on March 6, 2023, March 7, 2023, and March 13, 2023**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETINGS ON MARCH 6, 2023, MARCH 7, 2023, AND MARCH 13, 2023.

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Item C-3

**CC - (1) Approval of a Professional Services Agreement with Raimi and Associates to Update the Zoning Code to Comply with the General Plan Update and Housing Element in an Amount Not-to-Exceed \$312,757; (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement in Additional Amount(s) Not-to-Exceed \$37,243; and (3) Approval of a Professional Services Agreement with Rincon Consultants, Inc. to Amend the City's Zoning Code Pertaining to Density Bonus and Other Incentives, Develop and Codify Citywide Affordable Housing Incentives, and Amend the Culver City Municipal Code Related to Subdivisions in an Amount Not-to-Exceed \$352,557**

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Jeannine Wisnosky Stehlin noted that she did not intend to speak on Item C-3.

Nancy Barba expressed support for moving forward with the amendment noting the need to update and codify all components in order to meet housing obligations.

Denise Neal discussed liquefaction zones; the many natural hazards in the City; concern with certain projects for building housing; and she requested a meeting with staff before the plan is approved to share her findings noting similar dangers as faced by Turkey and Syria.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RAIMI AND ASSOCIATES TO PREPARE A ZONING CODE UPDATE TO IMPLEMENT THE 2045 GENERAL PLAN LAND USE ELEMENT AND 2021-2029 HOUSING ELEMENT IN AN AMOUNT NOT-TO-EXCEED \$312,757; AND,

2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN ADDITIONAL AMOUNT (S) NOT-TO-EXCEED \$37,243; AND,

3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RINCON CONSULTANTS, INC. TO PREPARE A ZONING CODE AMENDMENT PERTAINING TO DENSITY BONUS AND OTHER INCENTIVES, DEVELOP AND CODIFY

CITYWIDE AFFORDABLE HOUSING INCENTIVES, AND AMEND THE CCMC RELATED TO SUBDIVISIONS IN AN AMOUNT NOT TO EXCEED \$352,557; 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-4

**CC - Adoption of an Ordinance Amending Culver City Municipal Code Title 17: Zoning Code to Clarify and Clean Up Internal Inconsistencies Related to Residential Structures, Definitions and Nonconforming Structures**

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Denise Neal indicated similar concerns as voiced in the previous item and she proposed partnerships with surrounding cities to build in their areas as there was not much solid and safe bedrock to build on in Culver City.

THAT THE CITY COUNCIL: ADOPT THE ORDINANCE APPROVING A ZONING CODE AMENDMENT P2023-0357-ZCA, AMENDING TITLE 17: ZONING CODE, RELATED TO ACCESSORY RESIDENTIAL STRUCTURES, DEFINITIONS, AND NONCONFORMING STRUCTURES.

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Item C-5

**CC - Approval of an Application for \$200,000 in Grant Funds through the Bureau of Justice Assistance FY 2023 Body-Worn Camera Policy and Implementation Program to Support Law Enforcement Agencies**

Vice Mayor McMorrin indicated her support for a divest/invest model; discussed data regarding surveillance tools such as body cameras in law enforcement; use of force; police violence; increased police murders in 2022; widespread adoption of technologies, trainings, and tools in the aftermath of 2020;

the number of people who died after encounters with police; lack of data to support body cameras as a tool to reduce loss of life; statistics that prove reduced contact with police decreases outcomes that people will die; adding money to police budgets for training and equipment; and she indicated that she would not support the item.

Discussion ensued between staff and Council Members regarding tools for accountability; implementation of the body-worn camera program in 2017; transparency; providing a non-biased account; decreases in use of force incidents since 2017; the intent to research and replace the older cameras; a budget request in 2024-2025 to fully fund the program; the opportunity to apply for the grant; shining a light on police misconduct; recorded incidents not leading to accountability; programs and services eliminated in order to fund the item; ongoing costs for service and maintenance of current cameras; the need to reduce police contact; those experiencing mental health crises; high-level support for tools to provide transparency and accountability by mayors at the National League of Cities Committee; support for moving forward with the grant application; and research on body-worn cameras cited from *Criminology and Public Policy* by Cynthia Lum, Megan Stoltz and Christopher S. Koper.

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Stephen Jones noted that body cameras are sold as a mechanism to keep people safe from police, but that is not how it works in practice; he cited an instance where a CCPD officer shot an unarmed man in the back a few months ago; noted that the grant required \$200,000 in matching funds which CCPD were requesting as a budget enhancement; discussed growth of the CCPD budget in relation to other departments noting it is the largest it has even been; increasing the department budget and reducing money available to other City programs and priorities; the fiction that putting more money into the CCPD budget makes things safer; research indicating that police funding has no correlation with safety; and he asked that the City Council vote no and stop spending money on a failed system.

Janeé Lennox expressed opposition to applying for the grant; discussed lack of data indicating actual accountability with bodycams; increased trauma with footage released; lack of laws to hold police accountable even when they are visibly doing harm; those who turn off their body cameras; she suggested that

CCPD figure out how to pay for the bodycams within their \$52 million budget; and she asked the City Council not to approve the request.

Nancy Barba echoed comments of the Vice Mayor, Council Member Puza, and the previous speakers, asserting that bodycams did not prevent death at the hands of police; she noted that decreasing interactions with police is the only thing that helps; discussed evidence that cameras do not reduce harm; death of an unarmed father experiencing a mental health crisis in downtown Culver City; investing in a system of criminalization rather than care; and she asked the City Council to vote no on the request.

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$200,000 THROUGH THE BUREAU OF JUSTICE ASSISTANCE FY 2023 BODY-WORN CAMERA POLICY AND IMPLEMENTATION PROGRAM TO SUPPORT LAW ENFORCEMENT AGENCIES; 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

**CC - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY2022-2023, First Quarter) and Real Property Transfer Tax Status Report (FY2022-2023, Second Quarter), as Approved by the Finance Advisory Committee**

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CC, C, AND REAL PROPERTY TRANSFER TAX STATUS REPORTS.

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Item C-7

**CC - Approval of On-Call Professional Services Agreements with the Selected Firms to Support the City's Transportation and Mobility Planning Initiatives, from April 1, 2023 to June 30, 2028: Five Transit Planning Consulting Firms, Eleven**

**Transportation and Mobility Planning Consulting Firms, Four Transportation Facility Design and Fleet Electrification Planning Firms, Nine Transportation Infrastructure Design and Planning Firms, Six Public Solicitation and Grant Writing Firms, and Five Project Public Engagement Firms for a Total Amount of Compensation in the Aggregate Not-to-Exceed the City Council Authorized Budgets in the Transportation Services Department for Transportation Administration - Other Contractual Services, Transportation Operations - Other Contractual Services, and Transportation CIP**

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Denise Neal questioned whether participatory budgeting talks from last year would have any effect on what happens on the current law enforcement budget; discussed other challenges; placing the focus on creating a much needed multi-agency substation; response issues near Ivy Station; and she asked about holding a participatory planning meeting with the community.

THAT THE CITY COUNCIL:

1. APPROVE ON-CALL PROFESSIONAL SERVICES AGREEMENTS WITH THE FOLLOWING FIRMS TO SUPPORT THE CITY'S TRANSPORTATION AND MOBILITY PLANNING WORK PLAN FROM APRIL 1, 2023 TO JUNE 30, 2028 FOR A TOTAL AMOUNT OF COMPENSATION IN THE AGGREGATE NOT-TO-EXCEED THE CITY COUNCIL AUTHORIZED BUDGETS IN THE TRANSPORTATION SERVICES DEPARTMENT FOR TRANSPORTATION ADMINISTRATION - OTHER CONTRACTUAL SERVICES, TRANSPORTATION OPERATIONS - OTHER CONTRACTUAL SERVICES, AND TRANSPORTATION CIP:

A. TRANSIT PLANNING FIRMS (5):

I. FEHR & PEERS; HDR ENGINEERING, INC.; JARRETT WALKER + ASSOCIATES; KIMLEY-HORN AND ASSOCIATES, INC.; SAM SCHWARTZ ENGINEERING, DPC

B. TRANSPORTATION AND MOBILITY PLANNING FIRMS (11):

I. ALTA PLANNING + DESIGN; EVAN BROOKS ASSOCIATES, INC.; FEHR & PEERS; GENERAL TECHNOLOGIES AND SOLUTIONS; GIBSON TRANSPORTATION CONSULTING, INC.; HDR ENGINEERING, INC.; KIMLEY-HORN AND ASSOCIATES, INC.; KOA CORPORATION; MINAGAR & ASSOCIATES, INC.; SAM SCHWARTZ ENGINEERING, DPC; STEER, DAVIES, & GLEAVE INC.

C. TRANSPORTATION FACILITY DESIGN AND FLEET ELECTRIFICATION PLANNING FIRMS (4):

I. GIBSON TRANSPORTATION CONSULTING, INC.; HDR ENGINEERING, INC.; KIMLEY-HORN AND ASSOCIATES, INC.; SAM SCHWARTZ ENGINEERING, DPC

D. TRANSPORTATION INFRASTRUCTURE DESIGN AND PLANNING FIRMS (9):

I. ALTA PLANNING + DESIGN; EVAN BROOKS ASSOCIATES, INC.; FEHR & PEERS; GIBSON TRANSPORTATION CONSULTING, INC.; HDR ENGINEERING, INC.; KIMLEY-HORN AND ASSOCIATES, INC.; KOA CORPORATION; MINAGAR & ASSOCIATES, INC.; SAM SCHWARTZ ENGINEERING, DPC

E. PUBLIC SOLICITATION AND GRANT WRITING FIRMS (6):

I. ALTA PLANNING + DESIGN; EVAN BROOKS ASSOCIATES, INC.; HDR ENGINEERING, INC.; KIMLEY-HORN AND ASSOCIATES, INC.; KOA CORPORATION; SAM SCHWARTZ ENGINEERING, DPC

F. PROJECT PUBLIC ENGAGEMENT FIRMS (5):

I. ALTA PLANNING + DESIGN; EVAN BROOKS ASSOCIATES, INC.; FEHR & PEERS; HDR ENGINEERING, INC.; KOA CORPORATION; 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-8

**CC - Approval of a Professional Service Agreement with Urban Alchemy as Lead Supportive Service Provider and Operator for the Proposed 20 Suites/Tents Service-Enriched Safe Sleep Site Located at the City-Owned Virginia Avenue Parking Lot for the Period of April 1, 2023, through June 30, 2024, in an Amount Not-to-Exceed \$3,531,659**

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Nancy Barba expressed appreciation for the presentation; proposed that services be evaluated in the form of surveying those on the site to gage their experiences; and she wanted to ensure that the program did not become an incarceration structure.



Kelli Estes expressed concern that a large General Fund expenditure was placed on the Consent Calendar; discussed length of the program; next steps beyond the initial period; benefits and services; number of people served; total cost of the project; and she noted the need for additional transparency for taxpayers.

Denise Neal expressed concern that the Virginia lot was not an appropriate location; discussed proximity to the Creek; flooding; county jurisdiction; permits; the residential area; curating residents; mixing predators and prey; and she felt that there should be a participatory process with homeless individuals participating.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH URBAN ALCHEMY AS LEAD SUPPORTIVE SERVICE PROVIDER AND OPERATOR FOR THE PROPOSED 20 SUITES/TENTS SERVICE-ENRICHED SAFE SLEEP SITE LOCATED AT THE CITY-OWNED VIRGINIA AVENUE PARKING LOT FOR THE 15-MONTH PERIOD OF APRIL 1, 2023 THROUGH JUNE 30, 2024 IN AN AMOUNT NOT-TO-EXCEED \$3,531,659; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

**CC - Adoption of a Resolution Approving and Confirming the Findings of the 2022 Annual Housing Element Progress Report and 2022 General Plan Annual Progress Report**

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Nancy Barba discussed progress on the Housing Element Update; the need for a land use update; the inability to meet goals; and she requested that the City consider additional investment in policies and programs.

Jeannine Wisnosky Stehlin noted that the report indicated that the City had 223% of the RHNA (Regional Housing Needs Assessment) required amount to permit; questioned why the City continued to support upper-tier housing; felt that the focus had been to put infill into the Housing Element which does not solve the housing crisis for the middle and lower income people; she encouraged the City to exclude incremental infill not needed to meet RHNA or to meet certification from the state; discussed focusing on areas where affordable units can be built; proximity to transit and services; repurposing commercial buildings; and providing a wide variety of living situations for all income levels.

Jamie Wallace asserted that affordable housing would never be built in the neighborhoods; discussed the need to find a solution for affordable housing; the ability to amend the Housing Element; noted that the City had been close to meeting the goals; the need for creative alternatives; the focus on 138 units; SB9 (Senate Bill 9); naturally occurring density; protections in SB9; ADUs (Accessory Dwelling Units); people vs. investment funds; removal of residency requirements; and she proposed that affordable housing be built on corridors, parking lots, and in shopping centers, and incremental infill be removed.

Melissa Sanders echoed comments from Jeannine Wisnosy Stehlin and Jamie Wallace; discussed the flawed Housing Element; concern with the City trying to go above and beyond what is required; SB9; letting residents benefit from their properties, not investors; flawed inventory; and she asked that the City not harm residents.

Stephen Jones discussed progress made in housing; increases to affordable housing built from the prior RHNA cycle; he indicated that the City was not on track to meet RHNA numbers for the current cycle; noted the urgent need to complete the rezoning contemplated by the Housing Element and develop the affordable Housing Toolkit; discussed creation of an affordable housing overlay zone; identification of funding; and he asked the City to take seriously the dire need for affordable housing.

Denise Neal discussed land quality and availability; she proposed working with Los Angeles and surrounding cities to identify locations to build housing; discussed collaboration with Karen Bass; and zone classification.

Aidan Nascimento noted that developers create housing and discussed the importance of incremental infill.

Discussion ensued between staff and Council Members regarding unreasonable RHNA numbers; Project Homekey; market rate units; costs; grants; the problematic focus on R1 infill; enticing developers to create housing on commercial corridors and shopping malls; the feeling that the current Housing Element should be amended; support for going back to SB9 requirements; reinstatement of residency requirements; preventing speculators and hedge funds from buying up housing stock and splitting lots; lots in Fox Hills; height variances; potential development opportunities; and a suggestion to direct staff to investigate what would be required to amend the Housing Element to fulfill SB9 but not anything else with regard to R1 infill.

Council Member Eriksson requested that the residency requirement be reinstated and that Planning report back on what would be required to fulfill the SB9 requirement using larger commercial retail lots.

Additional discussion ensued between staff and Council Members regarding a recent court denial of an attempt by Huntington Beach to exempt itself from state housing laws; interest from the State Attorney General in furthering the development of fair housing laws in the state; concern with staff time; available grants; the goal of the Housing Element to create more space for neighbors; the housing/jobs imbalance; real world implications to policy decisions; creating space for school teachers and police officers; policies that have not created conditions for housing to be developed; allocation of the budget and staff time as a reflection of values; missed opportunity to spend time creating affordable housing; and creation of policies that allow for more housing for everyone.

Council Member Eriksson clarified that his request was not to limit the number of units developed, but rather to put SB9 rules back to prevent speculation from Wall Street and hedge funds to buy properties and flip them by splitting lots and putting in the maximum number of units; he discussed residents who choose to maximize development; the three year residency requirement; and the intention of SB9.

Further discussion ensued between staff and Council Members regarding regarding the estimate from the housing consultant accepted by HCD (Housing and Community Development) on the number of units created by infill development; the Builder's

Remedy; risks of revisiting the matter; clarification that the Housing Element is an analysis of what is being proposed; making findings when adopting the changes to show that the City still falls within the state requirements and allows the City to meet RHNA numbers; clarification that the adjustment would have little effect on the number of units allowed; number of market-rate units generated from ADUs in 2022; and City Council consensus was achieved from Mayor Vera and Council Members Eriksson and O'Brien to agendize consideration of putting residency requirements back and fulfilling just SB9 without the addition of R1.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND CONFIRMING THE FINDINGS OF THE 2022 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND 2022 GENERAL PLAN ANNUAL PROGRESS REPORT.

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Item C-10

**CC - Adoption of a Resolution Terminating the COVID-19 Local Emergency Effective April 1, 2023**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TERMINATING THE COVID-19 LOCAL EMERGENCY EFFECTIVE APRIL 1, 2023.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-4.

MOVED BY MAYOR VERA AND SECONDED BY COUNCIL MEMBER O'BRIEN THAT THE CITY COUNCIL APPROVE ITEM C-5.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, O'BRIEN, VERA  
NOES: MCMORRIN, PUZA

MOVED BY MAYOR VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-6 THROUGH C-10.

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**Action Items**

Item A-1

**CC - Discussion and Direction for the Future Use of Melvil Street, Between Washington Boulevard and the City Boundary**

Elaine Gerety Warner, Economic Development Manager, provided a summary of the material of record.

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Michael Rosen indicated being a resident of Melvil Street; discussed inconsistencies in the process; lack of resident involvement; incorrect information that no one lived on the street; support for the jazz club and the restaurant; the person with the non-profit that pushed the issue; loss of parking; trash; lack of maintenance by the City; homeless issues; and he asked that the street be re-opened.

Mariena Quintanilla was called to speak but was not present.

Nancy Barba discussed projects that make the community more livable; increasing the amount of common space; she encouraged the City to invest more; and she noted that if the space is not clean or activated, there should be investment, not a return to vehicles.

Travis Morgan indicated serving on the Bicycle and Pedestrian Advisory Committee (BPAC) but speaking on behalf of himself because the item had never been brought before the Committee; he expressed concern that a key part of the BPAC mission had never been considered by them; he observed the opposite situation than Main Street in that the businesses were advocating to keep the street closed and the residents were advocating to keep the street open; discussed length of the detour for residents; support for activating the space; engagement with homeowners to find a win-win solution; and he asked that the City engage in the process properly.

Aron Tadesse, Industry Café and Jazz, discussed difficulties loading and unloading with the street closed; parking issues; and he asked that the street be restored to normal.

Marci Baun indicated that she had not used the area, but felt that the photographs online did not make the area look appealing; she expressed empathy for the people living on the street; discussed statements made about "giving it back to cars"; and she felt that residents and businesses who wanted it opened should be listened to rather than special interest groups.

Maria Jacobo was called to speak but was not present.

Kazia Combler reported using the space as a community area to hold an exercise class with her friends in the neighborhood; she felt the area was appealing; discussed the canopies that provide shade; fencing classes and a dad's support group that meet there; she asked for further investment in the area as a community park; and she noted that people who come to the classes end up visiting nearby businesses.

Ali Lexa asked that the street be reopened; asserted that the area was unused most of the time; discussed congestion on Washington Boulevard; asserted that dozens of residents in the area were affected; noted comments in support of opening the street from one of the businesses; stated that the closure encouraged illegal parking in the alley; noted that nearby restaurants had space and did not need Melvil; proposed closing the street for special events, but not leaving it closed and unused which did not serve the majority of the community; noted that Syd Kronenthal Park was two blocks away; reported increased nuisances, noise at night, trash and illegal activity; discussed petitions signed in favor of reopening the street; and he asked that Melvil be returned to a useful and functional thoroughfare.

Ken Mand asked that staff be directed to return with a report on options for turning the area into a permanent park; noted the importance of data rather than anecdotes; discussed success of the space established in the pandemic; lack of evidence indicating vehicular or parking concerns in the area; the Arts District Business Improvement District (BID) representative letter of support of studying options; weekly cleaning of the space paid for by the BID; potential exaggeration of homeless and trash issues; and support for putting greater effort into investigating the possibilities for the space.

Discussion ensued between staff and Council Members regarding support for using public spaces for people and community rather than for cars; projects that create more community; learning to evolve projects; voices of support and opposition in any

project; opportunity created by the project; proper study to imagine the community space; whether circulation is being affected; potential partnership with the Arts District BID and the neighborhood association; adding the area to Parks and Recreation; and support for working with the neighbors to mitigate noise or any potential disruptions.

Additional discussion ensued between staff and Council Members regarding closure of the street during COVID; the action taken without asking the businesses or the people who live on Melvil; normal processes that include public input; the end of the emergency; returning the area to normal; difficulties for businesses to receive deliveries; opening the space pending compelling evidence; revisiting the matter if compelling evidence is available; use of Syd Kronenthal Park for exercise classes; residents who want the park opened; and support for directing staff to open the street as soon as possible.

Further discussion ensued between staff and Council Members regarding support for cul-de-sacs; benefits; opposition related to noise, trash, and activities in the area rather than traffic; feedback from local businesses; access for emergency vehicles; the typical process to create a cul-de-sac; the current layout; a suggestion for the BID to gain consensus from the businesses and neighbors as to which block would work best; concern with programming the space so close to homes; funding; private/public partnership; the need for more open space; and support for opening the space with further research into making it into a permanent long-term greenspace for people.

Additional discussion ensued between staff and Council Members regarding focusing on creating more communal spaces; the IPCC (Intergovernmental Panel on Climate Change) report; shifting policies to reduce emissions, car usage, and VMT (Vehicle Miles Traveled); cut-through traffic; providing public space for people to connect other than the parks; the importance of activating and investing in public space; policy choices to prioritize cars over community members; the need to consult advisory bodies, businesses, and people in the neighborhood; the importance of conducting a power analysis; disappointment with losses to progressive progress in making the community more sustainable and more connected; and keeping the commitment of the previous Council to direct staff to create a study on activating the space.

Further discussion ensued between staff and Council Members regarding the temporary change made during the emergency without

following proper processes; harm being done to the neighbors and businesses; support for engaging the BID in the process to create a space better suited to the community; support on both sides of the issue; the importance of listening to public comment; openness to examination of other spaces; progressiveness or environmental friendliness of the City Council; and support for opening Melvil up and researching the area further.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER O'BRIEN THAT THE CITY COUNCIL: PROVIDE DIRECTION TO STAFF TO REOPEN MELVIL STREET AND ENCOURAGE THE ART DISTRICT'S BID TO EXAMINE ALTERNATIVES AND SEEK BUY-IN FROM IMMEDIATE NEIGHBORS AND RESIDENTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, O'BRIEN, VERA  
NOES: PUZA, MCMORRIN

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Item A-2

**CC - (FOUR-FIFTHS VOTE REQUIREMENT) Adoption of an Urgency Ordinance Establishing Commercial Tenant Eviction Protections during Applicable Grace Periods for the Repayment of Rent Accrued During the Eviction Moratorium Period Established under the COVID-19 Local Emergency**

Heather Baker, City Attorney's Office, provided a summary of the material of record.

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

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

Maria Jacobo was called to speak but was not present.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT AN URGENCY ORDINANCE ESTABLISHING COMMERCIAL TENANT EVICTION PROTECTIONS DURING APPLICABLE GRACE PERIODS FOR THE REPAYMENT OF RENT



ACCRUED DURING THE EVICTION MORATORIUM PERIOD ESTABLISHED UNDER THE COVID-19 LOCAL EMERGENCY (REQUIRES A FOUR-FIFTHS VOTE).

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

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

David Metzler indicated that he would send a video of what crossing Main Street in downtown Culver City looked like in 2019; discussed pedestrian safety; prioritizing speed and capacity of single-occupancy vehicles over safety; freeway design mentality; reductions to speed and capacity with MOVE Culver City that have made Washington Boulevard safer for pedestrians; and he presented a chart depicting the number of pedestrian deaths.

Mary Daval discussed induced demand; short-term discomfort; problem solving; and she asserted that the only way to reduce traffic is to drive less.

Jeannine Wisnosky Stehlin discussed the MOVE Culver City survey presentation; the temporary installation; benefitting the most people and doing the most good; and she expressed curiosity about the Council response to the majority in opposition to the current configuration.

Nancy Barba expressed support for MOVE Culver City; discussed the important first step in reducing car traffic and increasing safety for active transportation options; equity; and the opportunity to lead by investing more in expanding the MOVE Culver City project.

Aidan Nascimento expressed support for MOVE Culver City; discussed the need for the bike lane to be part of a network of bike lanes; increased bus frequency; convenience; support for making the pedestrian and bike lane improvements permanent; he felt the bus lane should be returned to cars; and he pointed out that all downtown areas are struggling to recover from COVID.

Gary Zeiss asserted that there was not enough transit density or frequency to support MOVE Culver City; observed empty buses; noted that the bus lane cut the City in half and made it

difficult to go from west to east; discussed bike lane connectivity; the inability to be a leader if the solution adopted makes citizens unhappy; and cooperation vs. having something imposed upon residents.

Lisa Marie Parker Desai was called to speak but was not present.

Conor Proffitt was called to speak but was not present.

Jamie Wallace was called to speak but was not present.

Steven Stanton was called to speak but was not present.

Sebastian Hernandez was called to speak but was not present.

Stephen Schaller was called to speak but was not present.

Patrick Meighan was called to speak but was not present.

Melissa Sanders expressed appreciation for the survey by the outside firm; suggested that the School District should do the same; discussed intention and ideas; disastrous implementation; the bike lane on Venice Boulevard; focusing on what is best for residents and businesses; and missed revenue with the loss of parking meters in downtown Culver City.

Lindsay Carlson asked that the City Council listen to the data; discussed speculation vs. evidence; those impacted on a daily basis; opposition to the project by residents of color; support of the project by newer and more affluent residents; overall support of the project by young white men; the importance of supporting what works for the majority of constituents; and she wished everyone a happy Women's History month.

Stephen Jones was called to speak but was not present.

Patricia Bijvoet disputed claims that no one is using the bus; discussed ridership levels in 2019; catering to car use; the importance or prioritizing bus use; and bus user demographics.

Marci Baun indicated that the MOVE Culver City project had made it difficult for her to shop downtown; discussed pollution caused by traffic as a result of MOVE Culver City; a recent article in the LA Times regarding reduced use of Metro and buses due to the presence of drug addicts; and she noted that people would not use transit unless it was made to be safe.

Janeé Lennox requested that the City Council agendaize consideration of land acknowledgement at the start of City Council meetings; pointed out that a police officer that had killed a member of the community with no accountability from the City Council; discussed the importance of ensuring that such incidents do not occur again; and she wanted to see the officers fired who have done the most harm to the community.

Khin Khin Gyi, Citizens Coalition for a Safe Community, discussed data from Bike LA, formerly known as the LA County Bicycle Coalition regarding contributing factors to bicycle fatalities; she proposed dedicated bike lanes similar to what is behind Syd Kronenthal Park and the Ballona Creek Bike Path; noted that putting bike lanes on Culver and Washington Boulevards forces cyclists to breathe in polluted air; and she asserted that Vision Zero should be achieved by creating dedicated bike lanes away from bus and automobile lanes.

Dylan Gottlieb discussed Culver City traffic in 2017; appreciation for alternative travel options offered now; convenience; the bike lane on Venice Boulevard; dedicated bus lanes; and he asserted that if the bus and bike lanes were removed, the City would return to the same situation as the City was in in 2017.

Anne F provided background on herself and her business; discussed money spent in the City; people excluded from the survey; sales tax in Culver City; and she indicated that she would move her office if MOVE Culver City goes away.

Ayla Stern was called to speak but was not present.

Connor Wertz was called to speak but was not present.

Michael Monagan was called to speak but was not present.

Mark Chaisson was called to speak but was not present.

Ali Lexa was called to speak but did not wish to speak.

Karim Sahli questioned what the plan was; discussed reverting to a previous time; adding another car lane; pushing Los Angeles traffic back in Culver City; parking structures being built in the City; congestion; and he asserted that the problem was cars.

Aaron Leiberman was called to speak but was not present.

Denise Neal felt that MOVE Culver City had flaws, but could be good; discussed infrastructure; plans to build more housing; FIFA and the Olympics; raising funds to get work done; communication with Amazon and Apple for help with improvements; set-aside funding for housing; providing a 24-hour shuttle; and improving transportation.

Thistle Boosinger provided background on herself; discussed social conditioning to a car-dominant infrastructure; MOVE Culver City as empowering cyclists to stand up for themselves; allowing cyclists and buses to have every right to be present and take up a lane; the dangers of travelling the narrow space between moving and parked cars; work still to be done to refine the project; Culver City as being car-centric for 100 years; money put into infrastructure by General Motors; the need to start somewhere; allowing MOVE Culver City to grow; encouraging people to seek sustainable options; and she expressed support for MOVE Culver City.

Benjamin Bachrach provided background on himself; discussed the difficulty of taking the buses due to frequency; time restrictions; and he encouraged the City to do anything they could to make transit a better experience for people who would like to ride it.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

Vice Mayor McMorris received City Council consensus from Council Members O'Brien and Puza to consider providing annual DEI (Diversity, Equity, and Inclusion) training to not only the City Council, but also to senior City staff; she questioned when the previously discussed anti-hate speaker series would be coming forward; discussed mental health and bystander training; increased numbers of hate crimes in 2022; the need for more education; the land acknowledgement by the Board of Supervisors; and she received consensus from Council Members O'Brien and Puza to agendize consideration of making a formal land acknowledgement to the original Gabrelino Tongva Indians.

March 27, 2023

Discussion ensued between staff and Council Members regarding scheduling; the list of future agenda items; and consultation between staff and the Mayor regarding agendas.

Mayor Vera asked that the meeting be adjourned in memory of Julie Lugo Cerra.

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**Adjournment**

There being no further business, at 11:39 p.m., the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Julie Lugo Cerra to a meeting to be held on April 10, 2023.

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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, Redevelopment Financing Authority, Culver City Housing  
Authority Board, and Culver City Parking Authority  
Culver City, California

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ALBERT VERA  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board,  
Redevelopment Financing Authority, Culver City Housing  
Authority Board, and Culver City Parking Authority

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