

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

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

June 10, 2019
5:30 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the regular meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Meghan Sahli-Wells, Mayor
Göran Eriksson, Vice Mayor
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Note: The City Council also sit as Members of the Governing Board(s) convened as part of the meeting.

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Carol Schwab, City Attorney, reported that there was a need to add an item to the agenda requiring immediate action and the need for action came to the attention of the City subsequent to the agenda being posted.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT:

1. PURSUANT TO GOVERNMENT CODE SECTION 54954.2(B)(2), THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THAT THE NEED FOR ACTION CAME TO THE ATTENTION OF THE CITY SUBSEQUENT TO THE AGENDA BEING POSTED.

2. ITEM CS-3 BE ADDED TO THE CLOSED SESSION AGENDA.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECESS TO CLOSED SESSION.

Closed Session

At 5:35 p.m. the City Council recessed to Closed Session to consider the following items:

CS-1 CC - Conference with Labor Negotiators
City Designated Representatives: City Manager John Nachbar;
Assistant City Manager Serena Wright
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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CS-2 CC - Conference with Legal Counsel - Existing Litigation
Re: Margarita Ordaz v. City of Culver City
Case No. BC675882
Pursuant to Government Code Section 54956.9(d) (1)

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CS-3 CC - Conference with Legal Counsel - Anticipated
Litigation
Re: Initiation of Litigation - 1 Item
Pursuant to Government Code Section 54956.9(d) (2)

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Regular Session

Mayor Sahli-Wells reconvened the City Council and convened the meeting of the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:13 p.m. with all Members present.

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Closed Session Report

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Assistant Chief Kenneth Powell.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Lee invited everyone to attend LA Works Day in Veterans Park on June 15 focused on economic inequality.

Council Member Small reported on the passing of Bob Scales and he asked that the meeting be adjourned in his memory.

Council Member Fisch invited everyone to attend the Culver City Distinguished Speaker Series on June 19.

Vice Mayor Eriksson reported that the first class of Leadership Culver City had graduated on June 7 and he encouraged anyone interested to participate, and he noted that American Youth Soccer Organization (AYSO) Region #19 Culver City was recognized for being Region of the Year.

Mayor Sahli-Wells reported attending the first North American Mayor's Summit; noted the focus on the climate crisis; discussed reaffirmation of Sister City status with Uruapan, Mexico; and she announced the passing of Phil Angel.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF BOB SCALES AND PHIL ANGEL.

Kenneth Powell, Assistant Chief, discussed distribution and availability of the recently completed Culver City Disaster Preparedness Guide noting that copies were available at the back of Council Chambers and online.

Samantha Blackshire, Transportation Operations Manager, announced that Jonathan Culbert had received the 2018 Earl

Barr Bus Operator of the Year Award; she introduced Gardner Strong, the 2019 Bus Rodeo Champion; and she indicated that the City was still looking to hire Bus Operators.

John Nachbar, City Manager, noted that Culver City had been in the news regarding homelessness and he indicated that Sol Blumenfeld and Tevis Barnes would provide a status report on program activities.

Sol Blumenfeld, Community Development Director, provided an overview of homeless programming that the City has been involved in; discussed the Committee on Homelessness; the homeless outreach program by St. Joseph's Center; the Updated Plan to Combat Homelessness; current homeless programs; the Seasonal Shelter Site Study; the Homeless Senior Roommate Matching Program; and work to establish a Safe Parking Program.

Tevis Barnes, Housing Administrator, highlighted partnerships to address homelessness; discussed Upward Bound House; the chronically homeless population; the economically homeless; number of people served and services provided; partnerships with LA County; the Rapid Rehousing Program; landlord incentives; the Neighborhood Preservation Program; the goal of a comprehensive program; the Committee on Homelessness; outreach; and update of the Homeless Plan.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Dr. Janet Hault, Honorary Artist Laureate, discussed her service on the Landlord Tenant Mediation Board (LTMB) and the update to the LTMB bylaws; the effectiveness of mediation; the Western Justice Center; mediation training as a component of a California Teaching Credential; amendment of the bylaws; and she shared a poem on mediation.

Rebecca Rona Tuttle received clarification regarding the appropriate time to discuss re-agendizing the topic of drones.

Mark Lipman suggested using the proposed increase in the Police Department budget to house the chronically homeless in Culver City; he discussed providing permanent supportive housing; the agreement by Herb Wesson to share a parcel of land for permanent supportive housing; Tiny Homes; houses sold by Amazon; zoning; the need to put housing in the budget; and lip service.

Andrew Dove reported attending the Leadership Culver City graduation and he indicated that he wanted to interview prominent leaders and those with a unique perspective on the City.

David Metzler reported attending *The Hidden History of Racism in Culver City* at the Mayme Clayton Library; discussed questionable actions of former City Attorney Mike Tellefson and changing the name of one of the places named after him in the City; and starting a discussion of how the City acknowledges it's past.

Donna Kent discussed general oversight by the Police; the National Association of Civilian Oversight of Law Enforcement; fostering communication between the community and the Police Department; improvement of department policies and procedures; identifying areas of concern and offering options to improve; establishing an oversight system; increased accountability; benefits that support the goals of community oriented policing; working cooperatively with the community to proactively address concerns; and the goal of broadening understanding between the police and residents.

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Receipt and Filing of Correspondence

Gabby Monzon, City Clerk Specialist, indicated one item received for Item A-1, two for A-2, one for A-4 and one for A-5.

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

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Order of the Agenda

Mayor Sahli-Wells indicated that Item A-4 would be discussed before Item A-3 .

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4 AND C-7.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for May 18, 2019 to May 31, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 18, 2019 TO MAY 31, 2019.

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Item C-2

CC:HA:SA - Approval of Minutes for the Special Consolidated City Council Meetings on May 20, 2019 and May 21, 2019 and the Regular City Council Meeting on May 28, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CONSOLIDATED CITY COUNCIL MEETINGS ON MAY 20, 2019 AND MAY 21, 2019 AND THE REGULAR CITY COUNCIL MEETING ON MAY 28, 2019.

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Item C-3

CC - Approval of Two Five-Year Professional Services Agreements with Ceres Environmental Services and DRC Pacific, Inc. for Disaster Debris Management, Removal and Disposal Services in an Amount Not-to-Exceed \$10,000 Annually per Consultant (Aggregate of \$20,000 Annually).

THAT THE CITY COUNCIL:

- 1) APPROVE TWO FIVE-YEAR PROFESSIONAL SERVICES AGREEMENTS WITH DRC PACIFIC INC. AND CERES ENVIRONMENTAL SERVICES FOR DISASTER DEBRIS MANAGEMENT, REMOVAL AND DISPOSAL SERVICES FOR PLANNING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$10,000 ANNUALLY PER CONSULTANT (AGGREGATE OF \$20,000 ANNUALLY); AND DISASTER DEBRIS MANAGEMENT, REMOVAL AND DISPOSAL SERVICES IN THE EVENT OF AN EMERGENCY OR NATURAL DISASTER, AS DESCRIBED IN THE STAFF REPORT; AND
- 2) AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
- 3) AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

CC - (1) Approval of a Professional Services Agreement with Geo-Advantec, Inc. in an Amount Not-to-Exceed \$95,817 for Construction Material Testing Services for the Construction of Diversion Sewer Pipes to Abandon Mesmer and Overland Sewer Pump Stations (PZ-946); and (2) Authorize the Public Works Director/City Engineer to Add the Firm to the List of On-Call Geotechnical Firms Previously Approved by the City Council for the Same Services

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GEO-ADVANTEC, INC. IN AN AMOUNT NOT-TO-EXCEED \$95,817 FOR CONSTRUCTION MATERIAL TESTING SERVICES FOR THE CONSTRUCTION OF DIVERSION SEWER PIPES TO ABANDON MESMER AND OVERLAND SEWER PUMP STATIONS (PZ-946); AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO ADD THE FIRM TO THE LIST OF ON-CALL FIRMS PREVIOUSLY APPROVED BY THE CITY COUNCIL FOR THE SAME SERVICES; 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-7
(Out of Sequence)

CC - Adoption of a Resolution Authorizing the California Statewide Communities Development Authority to Offer Property Assessed Clean Energy Financing to Southern California Hospital

THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADOPT A RESOLUTION AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO OFFER THEIR PROPERTY ASSESSED CLEAN ENERGY PROGRAM FINANCING TO SOUTHERN CALIFORNIA HOSPITAL.

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Item C-5
(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) for the Period of July 1, 2019 through June 30, 2020

Council Member Small asked for a brief staff report on how the Business Improvement District (BID) works, what services the City provides, what the BID provides, and who pays for what.

Kim Braun, Environmental Operations Manager, discussed City support of the Downtown BID; the contract with Chrysalis; trash and recycling; cleaning; and shared costs with the Downtown Business Association (DBA).

Discussion ensued between staff and Council Members regarding benefits to the City and the downtown area, and extra services.

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 \$98,720.00 FOR FISCAL YEAR 2019/2020; 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 - Approval of a Professional Services Agreement with NBS in an Amount Not-to-Exceed \$48,650 for Property-Based Business Improvement District Outreach and Formation Services in the Hayden Tract

Council Member Small discussed challenges in getting the BID going; the number of proposed workshops; the Hayden Tract; engaging with businesses; traffic issues; absentee property owners; and use of City services.

Elaine Gerety-Warner, Economic Development Project Manager, discussed work with area property owners; collaboration; outreach; BIDs vs. property-based BIDs (PBID); security; time frame; anticipated capital and the ability to plan; and allowing for strategic, higher priced improvements.

Discussion ensued between staff and Council Members regarding the initial contract; public/private partnerships; workshops; negotiations; the important investment in Culver City; allowing housing in the Hayden Tract; the General Plan process; affordable housing options; the process for a potential zone change; the original intent for the area; compatibility; work/live housing; getting people out of cars; and investing in Ballona Creek as a safe highway for alternate modes of transportation.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH NBS IN AN AMOUNT NOT-TO-EXCEED \$48,650 FOR PROPERTY BUSINESS IMPROVEMENT DISTRICT FORMATION AND OUTREACH SERVICES IN THE HAYDEN TRACT; 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.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-5 AND C-6.

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Public Hearing

Item PH-1

CC - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2019/2020

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

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

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2019/2020.

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Item PH-2

CC - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2019/2020

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE

AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE.

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

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2019/2020.

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Item PH-3

CC - Adoption of a Resolution Confirming and Levying the Assessment for the Higuera Street Landscape and Lighting Assessment District for Fiscal Year 2019/2020

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

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

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL

AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR THE HIGUERA STREET LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2019/2020.

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Item PH-4

CC - Adoption of a Resolution Confirming and Levying the Assessment for Landscaping Maintenance District No. 1 for Fiscal Year 2019/2020

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

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

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2019/2020.

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Item PH-5

CC - Adoption of a Resolution (1) Approving the Final Engineer's Report for the Sewer User's Service Charge, (2) Confirming the Assessment and Ordering the Levy for the Sewer User's Service Charge for Fiscal Year 2019/2020

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE

AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE.

Mate Gaspar, Engineering Services Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the need for the increase; increased costs; the need to rely on the General Fund if the increase is not approved; clarification that the fees pay for services, no revenue is generated; comparisons with surrounding cities; letters in opposition to the raise; and appreciation to Public Works for finding a cost effective way to maintain the sewers.

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

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Antonietta Villamil discussed sewer issues; water runoff in the alley behind her house; and responsibility of the City.

Discussion ensued between Ms. Villamil and Council Members regarding work with the Public Works Department; tree roots; continuing issues; concern with unsanitary conditions; and encouragement to communicate with staff.

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

Gabby Monzon, City Clerk Specialist, reported that a majority protest had not been received.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION (1) APPROVING THE FINAL ENGINEER'S REPORT FOR THE SEWER USER'S SERVICE CHARGE, (2) CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2019/2020.

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Item PH-6

CC - Adoption of a Resolution Approving a Disposition and Development Agreement between the City of Culver City and 3727 Robertson, LLC, Related to the Sale of City-Owned Real Property at 3725 Robertson Boulevard

Mayor Sahli-Wells noted that the public hearing had been previously opened on May 28, 2019.

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

Discussion ensued between staff and Council Members regarding key issues in the project; use of the public right of way; expansion of the downtown area into the Transit Oriented Development District (TOD); increased value of the property; length of the process; the requirement for the 10-foot dedication; the Circulation Element of the General Plan; amenities and improvements; pedestrian setbacks; subterranean encroachment; airspace; offsets for visual interest; stages left in the approval process; approval of the Disposition and Development Agreement (DDA) to dispose of the City's remnant; entitlements; state density bonus law; affordability requirements; approval of developer incentives and waiver of pedestrian setback and parking requirements; and clarification on the process.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Mark Lipman expressed concern with the lack of building true affordable housing and giving away public land to private developers for market rate units; he pointed out that only one unit would be affordable housing; noted the need to prioritize true affordable housing; and he discussed the worsening homelessness crisis.

Discussion ensued between staff and Council Members regarding the small portion land being given to the project; complexity of the project; the process; changes to the project to include housing; compromises; public benefit; larger thinking and larger projects; displacement; market rate housing near new jobs; affordability; a suggestion for a zone change to form a no parking transit community; consideration of inviting architects to submit free plans for housing with an affordable component; the percentage of affordable housing in the project; different levels of affordability; state law; incorporating affordable housing into projects; overall community benefits packages; involvement of larger companies in local projects and local issues; and finding solutions for property owners and residents.

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

Additional discussion ensued between staff and Council Members regarding City Council consensus to study the feasibility of more residential in the neighborhood, what zoning code changes would be necessary, and what would encourage more affordable housing and less parking, walkable neighborhoods; the Willet-Hope neighborhood; organic housing types; implementation of Senator Scott Weiner's ideas into Culver City; and support for a formalized discussion of the area.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY AND 3727 ROBERTSON, LLC, RELATED TO THE SALE OF CITY-OWNED REAL PROPERTY AT 3725 ROBERTSON BOULEVARD.

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Action Items

Item A-1

CC - (1) Appointments to the Bicycle and Pedestrian Advisory Committee; Civil Service Commission; Cultural Affairs Commission; Disability Advisory Committee; Landlord-Tenant Mediation Board; LAX Area Advisory Committee; Parks,

Recreation and Community Services Commission; and Planning Commission; and (2) Direction to the City Clerk Regarding any Vacancies not Filled

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT ART NOMURA TO RESIDENT SEAT NO. 1 AND ANNE DIGA-JACOBSEN TO RESIDENT SEAT NO. 2 OF THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE FOR FULL TERMS EXPIRING ON JUNE 30, 2021.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Daniel Behrendt reiterated his interest in serving on the Civil Service Commission noting that he was present to answer any questions.

Michelle Ford, incumbent Civil Service Commissioner, provided background on herself; noted that she had previously been appointed to finish out the term of Vince Modal who passed away; and she indicated that she enjoyed serving on the Commission and wanted to continue.

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT MICHELLE FORD TO SEAT NO. 5 ON THE CIVIL SERVICE COMMISSION FOR A FULL TERM EXPIRING ON JUNE 30, 2023.

Discussion ensued between staff and Council Members regarding support for the appointment of Danielle Sheppard and encouragement to Mr. Stern and Mr. Behrendt to become involved in the City.

MOVED BY MAYOR SAHLI-WELLS, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT DANIELLE SHEPPARD TO SEAT NO. 4 ON THE CIVIL SERVICE COMMISSION FOR A FULL TERM EXPIRING ON JUNE 30, 2023.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT TANIA FLEISCHER TO SEAT NO. 4 ON THE CULTURAL AFFAIRS COMMISSION FOR

A FULL TERM EXPIRING ON JUNE 30, 2023.

Discussion ensued between staff and Council Members regarding the strong pool of candidates and encouragement for people to become involved in the General Plan process.

Mayor Sahli-Wells invited public comment.
The following members of the audience addressed the City Council:

Carmen Ibarra reported that she had been out of town last week when interviews were being conducted; she provided background on herself and her experience; and she indicated her desire to serve on the Disability Advisory Committee.

Discussion ensued between Ms. Ibarra and Council Members regarding employment issues; encouragement for everyone to visit the Achievable Foundation; and appreciation for the resource in the community.

Gabby Monzon, City Clerk Specialist, read comments submitted by:

John Hasegawa

Discussion ensued between staff and Council Members regarding late applications; communication from incumbent DAC Member Marcy Sookne indicating willingness to give someone else a chance to serve and agreement to continue with her duties for the Abilities Carnival in October as a volunteer.

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT JOHN HASEGAWA TO SEAT NO. 3, AND APPOINT CARMEN IBARRA TO SEAT NO. 8 ON THE DISABILITY ADVISORY COMMITTEE FOR FULL TERMS EXPIRING ON JUNE 30, 2023.

Discussion ensued between staff and Council Members regarding the perspective of Janice Goldhaber on the Disability Advisory Committee and appreciation for all the applicants.

MOVED BY MAYOR SAHLI-WELLS, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL APPOINT JANICE GOLDHABER TO SEAT NO. 9 ON THE DISABILITY ADVISORY COMMITTEE FOR A FULL TERM EXPIRING ON JUNE 30, 2023.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT SELENA CUFFE TO TENANT SEAT NO. 4 ON THE LANDLORD TENANT MEDIATION BOARD FOR A FULL TERM EXPIRING ON JUNE 30, 2023.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT GARY DUBOFF TO LANDLORD SEAT NO. 4 ON THE LANDLORD TENANT MEDIATION BOARD FOR A FULL TERM EXPIRING ON JUNE 30, 2023.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT JANICE GINTHER TO MEMBER-AT-LARGE SEAT NO. 4 ON THE LANDLORD TENANT MEDIATION BOARD FOR A FULL TERM EXPIRING ON JUNE 30, 2023.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT ALL INCUMBENTS: KEVIN KLOWDEN, LUCIANO NOCERA AND JOHN WAHLERT, TO THE LAX AREA ADVISORY COMMITTEE TO FILL THE THREE REPRESENTATIVE SEATS FOR FULL TERMS EXPIRING ON DECEMBER 30, 2020.

Mayor Sahli-Wells indicated that the City Council wanted to hear reports back from the LAX Area Advisory Committee and to work together.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

Gabby Monzon, City Clerk Specialist, reported that Haifaa Moammar had withdrawn her application to the Parks, Recreation and Community Services Commission.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT SCOTT ZEIDMAN TO FILL SEAT NO. 2 OF THE PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION FOR A FULL TERM EXPIRING JUNE 30, 2023.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Kevin Lachoff, Planning Commissioner, expressed support for the reappointment of Ed Ogosta to the Planning Commission.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT ED OGOSTA TO FILL SEAT NO. 1 ON THE PLANNING COMMISSION FOR A FULL TERM EXPIRING JUNE 30, 2023.

Jeremy Green, City Clerk, reported that the member of the Finance Advisory Committee who held the business seat had indicated the need to resign.

Discussion ensued between staff and Council Members regarding outreach and recruitment to fill the business seat on the Finance Advisory Committee; consideration of an increase to business taxes; outreach; unexpired terms; consideration of vacancies as they come up; appreciation to the applicants; and other opportunities to serve.

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Item A-2

CC - (1) Discussion of the Culver City Police and Fire Department's Unmanned Aerial Vehicle (UAV) Policy, 18-Month Pilot Program and Citizen Advisory Committee; and (2) Direction to the Police Chief as Deemed Appropriate

Jason Sims, Police Captain, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding holding separate public meetings to express concerns, and clarification regarding the usual practice of maintaining all video evidence in perpetuity.

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Monica Harmon expressed support for the use of drones; discussed her work as a public safety advocate; the use of drones throughout the country; a recent hostage situation; criminals in the community; and she felt the drones were necessary as a resource to combat crime.

Rebecca Rona Tuttle presented reasons that the drone issue should be re-agendized; discussed perceptions or fears of residents; concern that drones could provide a false sense of security; and the importance of allowing additional consideration of the complex issue.

Neil Glickman did not feel there was a need for a Citizen Oversight Committee; discussed lifesaving actions of drones; and expressed support for the drones.

Gerald Weiner, Culver City Action Network (CCAN), reported opposition to drones from the beginning; he requested establishment of an independent Commission charged with investigating use of the drones and providing regular reports back to the City Council; the report back to the City Council at the end of the pilot program; and other cities in California with independent oversight.

Judi Sherman discussed the work of the Culver City Police Department (CCPD); community input; adjustments made to the policy; relevant questions and comments; concern with the negative tenor of comments against drones; support for the work of the Police and Fire Departments; and she felt it could be insulting to institute an oversight committee.

Deborah Weinrauch expressed confidence in the policy and discussed an incident on May 30 that could have been handled with the use of a drone.

Gary Silbiger pointed out that only two members of the City Council had voted on the issue; noted that they had the right and obligation to make changes if necessary; he felt that information brought forward had been insufficient; he cited jurisdictions that had discontinued the programs; reported opposition by the National Lawyers' Guild; discussed spying and racial profiling; the controversial program; the need for additional study; and he encouraged the City Council to reagendaize the issue.

Rick Tuttle expressed concern with Fourth Amendment issues; he discussed privacy; civilian deployment by law enforcement; he

acknowledged the thoughtful presentations from the Police Department but wanted to see the matter reagendized and further discussion given; and he suggested that additional research be done about the experiences of other jurisdictions.

Antonieta Villamil expressed privacy concerns and opposition to drones.

Donna Kent asked that the item be reagendized; expressed support for a general oversight committee; discussed the benefits of outside monitoring; use of monitoring in health care agencies; transparency; and she expressed concern with the opposition to oversight.

Khin Khin Gyi expressed appreciation to CCPD for their work; concern with vision enhancement technology; discussed thermal and other imaging equipment not generally available to the public; unreasonable search; flight altitude and speed; separation distance from Brotman Hospital; and she asked that the matter be re-agendized and reconsidered.

Carlene Brown expressed support for reagendizing the discussion of drones; reported that the Culver City Democratic Club unanimously opposed the authorization of drones in Culver City; read an excerpt from a book called *To Protect and Serve*; and she read recommendations from the American Civil Liberties Union (ACLU) which suggests that policies be written by the community, not the police.

Michelle Weiner wanted to see the drone policy reconsidered; echoed comments made by Antonieta Villamil; and she felt that the focus should be on community relations rather than drones.

Jeff Schwartz wanted to see the drone policy reconsidered; he advocated for citizen oversight of the program with empowerment to end the program if agreed upon metrics are not met; he observed that CCPD had justified a drone program based on what has been in the news, not upon an actual need in the City; expressed concern with misleading statements made by CCPD; he noted that use of drones had begun before an evaluation process had been agreed upon; he discussed enabling rules rather than limiting; concern with authorizing officers to act with impunity, absolute power to edit and suppress evidence, and careless and manipulative use of data; and he requested independent oversight due to a lack of clear and accurate self-assessment, and public communication for transparency.

Kevin Lachoff expressed support for the CCPD policy for the Unmanned Ariel Vehicle (UAV) program.

Mark Lipman expressed concern that Culver City had been following the example of the Torrance Police Department; he discussed controlling people by fear; the importance of checks and balances to power; corporations moving in; and body cams.

Gabby Monzon, City Clerk Specialist, read comments submitted by:

Sebastian Hernandez
Sunita Meredia

Discussion ensued between staff and Council Members regarding response to citizen concerns; reconsideration of the program; support for a Citizen Advisory Committee; the monthly report from the CCPD; deployment to date; concerns related to the militarization of the police; trust; privacy concerns; providing an opportunity to improve trust; prioritization of human life; limited deployment; periodic review; emotional opposition to the issue; support for a well-thought out policy; providing an effective tool for CCPD; existing civilian oversight; the ability to change policy that is not working if there are concerns; concern with establishing a committee that has no power; the existing subcommittee of the City Council that regularly meets with the Police; continued monitoring; the community meeting to be held in six months; engaging in fact-based discussion; the intent to enhance safety and security in the City; support for a Police Liaison Committee; improved citizen relations; support for re-agendizing the issue; efforts to achieve a greater understanding and consensus; and reasons that Seattle opted out of the use of drones.

Discussion ensued between Gerald Weiner of CCAN, staff and Council Members regarding independent evaluation to ensure compliance each time a drone is used; proper usage; models for civilian oversight; use of Culver City drones in other jurisdictions; the 10 uses of drones to date; trust; and easing the burden of the City Council with the use of a Citizen Oversight Committee.

Jeremy Green, City Clerk, read questions submitted by:

Gloria Montemayor

Gloria Montemayor questioned whether sound is recorded on drones; whether there are speakers on the drones; and whether a police report accompanies the video.

Discussion ensued between staff and Council Members regarding clarification that there are no speakers on the drones nor is sound recorded; requirements for the release of footage; release of information; clarification that video is linked to police reports and drones are incident driven, not used for routine patrol; use of drones outside of the City; standard information provided in monthly reports each time a drone is deployed; the process; staff workload; trust; politics; working to mend divisions; the process to integrate the Sanctuary City policy into the Police Manual; civic and civil engagement; accountability; the ability of the community to disagree; other liaison boards that interact with the Police Department; trust in the City Council; "Trust but verify"; communication, outreach and transparency; holding agendized, open meetings; providing a vehicle for two-way communication; the Youth Advisory Group that the Chief is forming; the Equity Subcommittee; the Human Relations Committee; committee consideration of the policy; next steps; allowing the program to continue in order to learn from it; other model programs; the need for staff to research and report back to the Equity Subcommittee; and continuing with the program as it is with direction to the Equity Subcommittee to look at forming a Citizen's Advisory Committee which could be part of a future Human Relations Committee.

MOVED BY MAYOR SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: SUPPORT CONTINUATION OF THE PILOT PROGRAM AS IT IS AND DIRECT THE EQUITY SUBCOMMITTEE TO LOOK AT FORMING A CITIZEN'S ADVISORY COMMITTEE WHICH COULD BE PART OF A FUTURE HUMAN RELATIONS COMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, SAHLI-WELLS, SMALL
NOES: NONE
ABSTAIN: LEE

Vice Mayor Eriksson encouraged anyone with concerns about CCPD to contact Council Members.

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Item A-4
(Out of Sequence)

CC - (1) Approval of the Addition of One Full-Time or One Regular Part-Time Animal Services Officer; and (2) Approval of the Funding for the Purchase of One Animal Services Vehicle and Equipment in the Amount of \$90,000

Lieutenant Heidi Hatstrup provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the salary difference between full-time and part-time officer; cost offsets; anticipated times when assistance from Los Angeles county would be needed; cost savings; peak times; increased incidents of animal public nuisance and dog bites; projected savings; residents who hold calls until Culver City staff is available; emergency calls vs. nuisance calls; licensing; outreach; and offsetting program costs.

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Deborah Weinrauch, Friends of Culver City Animals, thanked staff for their efforts; discussed resident reliance on a Culver City Animal Services Officer; difficulty of county officers to adequately meet the needs of Culver City residents due to their work load; she offered support to the City; and requested the addition of a full time or part time Animal Services Officer.

Denise Gallagher noted that Culver City had been designated as a City of Kindness; she asked that kindness be extended to animals as well; and she asked that an additional Animal Services Officer be hired.

Gary Silbiger discussed creation of the program in 2008; accountability; and he expressed support for hiring an additional Animal Services Officer.

Patricia Levinson provided background on herself; discussed an incident that happened in 2009 at Lakeside involving a squirrel; and she expressed support for the hiring of an additional Animal Services Officer.

Discussion ensued between staff and Council Members regarding clarification that the current proposal would still require reliance on the county during off hours; comparing the need to other needs in the City; priorities; county offsets; concern with ongoing costs; adding the Animal Services officer as part of the budget process; licensing revenue; the number of dogs in the City; finding a way to compel people to get their dogs licensed; the projected structural deficit; clarification that if the item is approved, it becomes part of the budget; seven day per week coverage; benefits; pension levels; vehicle requirements; and humane transport.

Joshua Herman received clarification regarding call volume for the current Animal Services Officer and the number of calls handled by Police Officers; he observed that the current Animal Services Officer is so overworked that she cannot attend to licensing duties to gain the revenue needed to cover costs; and he discussed increased costs from LA County.

Discussion ensued between staff and Council Members regarding the volume of work being done; positive feedback regarding the current Animal Services Officer; the vital service provided; the large increase in county fees; concern with excess billing; lack of accountability; inadequate tracking of animals; rates of euthanasia; the need to spend money to enhance services; the Coyote Management Program; the budget process; outreach for license fees; engaging Tripepi Smith to create greater awareness for licensing; capturing revenue before it is spent; process issues; one officer vs. poor service from the county; reducing reliance on the county; and potential adapted response to afterhours calls.

Deborah Weinrach, Friends of Culver City Animals, discussed licensing; enforcement power; issuing tickets for non-licensed dogs; and cat licensing.

Council Member Small acknowledged the use of ticketing to encourage licensing.

MOVED BY MAYOR SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER LEE
THAT THE CITY COUNCIL:

1. APPROVE THE ADDITION OF ONE ANIMAL SERVICES OFFICER; AND
2. APPROVE THE FUNDING FOR THE PURCHASE OF ONE ANIMAL SERVICES VEHICLE AND EQUIPMENT IN THE AMOUNT OF \$90,000.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS
ABSTAIN: SMALL
NOES: ERIKSSON

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Item A-3

CC - Approval of a Five-Year Agreement with the Los Angeles County Department of Animal Care and Control for Animal Field and Shelter Services for the Term July 1, 2019 through June 30, 2024

Mayor Sahli-Wells noted decreased costs and reliance on the county with the addition of a Culver City Animal Services Officer.

Lieutenant Heidi Hatstrup provided a summary of the material of record.

Mayor Sahli-Wells invited public input.

No cards were received and no speakers came forward.

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

1. APPROVE A FIVE-YEAR AGREEMENT WITH THE LOS ANGELES COUNTY DEPARTMENT OF ANIMAL CARE AND CONTROL FOR ANIMAL FIELD AND SHELTER SERVICES FOR THE TERM JULY 1, 2019 THROUGH JUNE 30, 2024; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item A-5

CC - Consideration of the Following Recommendations from the Landlord-Tenant Mediation Board (LTMB): (1) Introduction of an Ordinance Amending Culver City Municipal Code Chapter 15.09, Rental Housing, Regarding the LTMB's Role and Duties, and Establishing Additional Notice Requirements for Landlords to Inform Tenants of the Availability of Mediation Services; and (2) Adoption of a Resolution Amending the LTMB Bylaws Regarding Mediation Scope and Procedures

Tevis Barnes, Housing Administrator, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding outreach efforts by the LTMB; regulating the type of notification; use of City formats; language to require that notification is conspicuous; samples provided on the City website; and ensuring successful communication.

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Dr. Isaac E. Jakubwicz discussed the lack of information that tenants receive in Culver City about opportunities to address issues with landlord tenant relations; the nationwide shortage of affordable housing; the Cost of Living Index (CLI); turnover; the lack of rent control; and the opportunity for landlords to increase their rents at will.

Gary Silbiger asserted that the voluntary landlord/tenant program was a failure; he noted that the poor and disadvantaged needed real help from the City; expressed concern with a loss of diversity in the City; he stated that another voluntary program was not a solution; pointed out the need for a discussion of real rental protections; expressed concern that the expansion of LTMB duties could be used as another justification for not having rental rights; noted the divide between the rich and the poor; discussed protections in the City of Los Angeles; and he suggested bringing back a

discussion of the issue when the real rental protections are considered.

Michelle Weiner provided background on her experience as a mediator; questioned the LTMB member designations; discussed participation as a trained neutral; the Los Angeles Attorney's Office Dispute Resolution Program; Protect Culver City Renters; she noted that expanding the LTMB did not protect renters, but rather provided the opportunity to speak with a neutral; discussed the non-binding recommendations made; and the urgent need for tenant protections due to the growing number of residents being priced out.

Judy Scott, LTMB Member, discussed expanded LTMB duties; notification requirements; habitability issues; tenant complaints; Code Enforcement issues; clarification that the expansion is voluntary on both sides; she stated that if the landlord agrees to a voluntary mediation that does not include a rent increase, they could be cited for a code violation; and she expressed opposition to the voluntary mediations.

Fred Sutton, California Apartment Association, expressed support for the updates; asserted that it was important to facilitate dialogue and inform residents and community members of their rights; he expressed caution regarding habitability concerns; expressed support for creating more housing; discussed the small number of new units; increased housing costs; calls for a rent freeze; very large rent increases; housing stock in the City built before 1970; and he felt that more housing needed to be created or large rent increases would continue.

Sal Princiotta discussed participation in unhelpful mediations; he felt the issue was rent control; asserted that the LTMB was created to appease renters away from rent control; expressed concern with landlord-biased arrangements; felt that renters needed to be protected; discussed lack of notification of tenant rights; he asserted that property managers were accountable to no one; felt that fair mediation or rent control was needed and LTMB information should be provided to tenants; and he questioned penalties for non-compliance.

Jeremy Green, City Clerk, read written comments submitted by:

Sebastian Hernandez
Sandra Mawzawares

Taria Lewis

Discussion ensued between staff and Council Members regarding habitability; flexibility since the program is voluntary; code enforcement issues; required notification; code or health department violations; issues that come up when rent increases are made; clarification that rent increases are subject to mediation; stand-alone maintenance repair and habitability issues that are not in conjunction with a rent increase; noticing the pilot program; the separate issue of renter protections; tenant to tenant issues; including a list of habitability issues in the brochure; identification of issues that should be reported to Code Enforcement; concern with creating more problems than previously existed; efforts to prevent escalation; carpet issues; the original charge of the LTMB; displaying different perspectives on the Board; representing diversity; and not reflecting designations at the mediation.

Judy Scott, LTMB Member, discussed changes to terminology used for the designations.

Dan Milder asserted that whether to clean the carpets is a business decision.

Additional discussion ensued between staff and Council Members regarding the designations; opening the lines of communication between landlords and renters; the coming substantive discussion of renter protections; type of notification; appreciation to staff and the LTMB for their efforts; clarification regarding habitability issues vs. code enforcement issues; the phase in period; the letter from the Apartment Association of Greater Los Angeles (AAGLA) requesting a 12-18 month phase in; the City notification process; new leases vs. amendments to existing leases; specific language set forth in the code amendment; amount of time necessary for the ordinance to take affect; communication between landlords and tenants; the need for both parties to sign the document; allowing time for execution of the document; noticing requirements; the ability to add an addendum any time; differences with the smoking ban; direction to insert grace period of 90 days from the effective date of the ordinance for landlords to amend leases to include required notice provision; the current mediation process; clarification that no mandatory mediation is required for single family homes, condos or mobile homes; specific legal issues with regard to mobile homes; and state law.

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

1. INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 15.09, RENTAL HOUSING, REGARDING THE LTMB'S ROLE AND DUTIES, AND ESTABLISHING ADDITIONAL NOTICE REQUIREMENTS FOR LANDLORDS TO INFORM TENANTS OF THE AVAILABILITY OF MEDIATION SERVICES, AS MODIFIED; AND

2. ADOPT A RESOLUTION AMENDING THE LTMB BYLAWS REGARDING MEDIATION SCOPE AND PROCEDURES.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Mayor Sahli-Wells received City Council consensus to agendize consideration of allowing non-citizens to serve on Committees, Boards and Commissions.

Discussion ensued between staff and Council Members regarding the current code requirement that members of Committees, Boards and Commissions be registered to vote and towns that allow non-citizens to vote on local issues.

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Adjournment

There being no further business, at 1:06 a.m., Tuesday, June 11, 2019 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Bob Scales and Phil Angel to June 24, 2019.

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

June 10, 2019

MEGHAN SAHLI-WELLS

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