

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

June 24, 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 sits as Members of the Governing Board(s) convened as part of the meeting.

oOo

Closed Session

At 5:30 p.m. the City Council recessed to Closed Session to consider the following item:

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

o0o

Reconvene

Mayor Sahli-Wells called the meeting of the City Council back
to order at 6:35 p.m.

o0o

Recognition Presentations

Item R-1

CC - Presentation of a Certificate of Recognition to Family Self Sufficiency Program Graduates Marie Frederique and Cynthia Garcia-Zepeda

Council Member Fisch presented the Certificates of Recognition
to Marie Frederique and Cynthia Garcia-Zepeda.

Marie Frederique thanked everyone for their support.

Cynthia Garcia-Zepeda thanked the City for the honor and
Theresa Williams, her case manager for her support.

o0o

Item R-2

CC - Presentation of a Commendation to CivicSpark Fellows

Council Member Small provided background on the CivicSpark
program and presented Commendations to Priya Macwan and Morgan
Kaplan.

Priya Macwan and Morgan Kaplan expressed appreciation for the
opportunity.

o0o

Item R-3

CC - Presentation of a Commendation to Art Ida, Transportation Department Director, on the Occasion of his Retirement

Council Member Lee presented a Commendation to Art Ida on the occasion of his retirement.

Cesar Montoya, representing Sydney Kamlager-Dove, recognized the work of Art Ida in Culver City.

Mayor Sahli-Wells expressed the appreciation of Senator Holly Mitchell who joined the City in celebrating the leadership of Art Ida in Culver City and in the entire region; she acknowledged the work of Art Ida to make TAP cards work throughout the region and the difficult task of getting agencies to work together; and she wished Mr. Ida well in his retirement.

Art Ida, Transportation Director, thanked his family; the City; and his staff for their hard work.

Mayor Sahli-Wells presented Art Ida with a plaque in appreciation for his service.

Jeremy Green, City Clerk, reported that the representative for Karen Bass would present her recognition at a later time.

o0o

Item R-4

CC - Presentation of a Proclamation Designating June as Pride Month 2019

Vice Mayor Eriksson presented a Proclamation designating June as Pride Month 2019.

o0o

Regular Session

Mayor Sahli-Wells convened the meeting of the Culver City Housing Authority Board, Culver City Parking Authority and the Successor Agency to the Culver City Redevelopment Agency Board at 7:04 p.m. with all Members present.

o0o

Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Judy Scott.

o0o

Closed Session Report

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

o0o

Community Announcements by City Council Members/Information Items from Staff

Council Member Eriksson discussed the recent Culver City Amateur Radio Emergency Service (CCARES) Field Day, and the recent Wellness Expo at Helms Bakery organized by a group from Leadership Culver City.

Council Member Small discussed participating in the Wellness Expo at the Helms Bakery; leading the recent Walk with a Doc through the Arts District; and he thanked Joey Miller for the new park at Washington and National adjacent to the Platform development.

Council Member Lee reported attending a fundraising event for Maison at Playa Studios and he discussed L.A. Works Day.

Council Member Fisch thanked those who attended the most recent Culver City Speaker Series and invited everyone to the next one on July 17 at the Helms Design Center noting that videos of past presentations were available online.

Mayor Sahli-Wells reported attending the Southern California Association of Governments (SCAG) Conference: Making Cities Livable; indicated that she would be participating in the Zero Traffic Fatality Task Force in Sacramento; discussed challenges with state law; speed studies; the upcoming US Conference of Mayors and the Climate Mayors Summit in Hawaii; and she indicated that proposed resolutions had been shared with the City Council.

o0o

Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated one item received for C-7, one for PH-1, 125 for A-1 and one for A-3.

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

o0o

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 Hoult recognized Art Ida on the occasion of his retirement underscoring the importance of his leadership in Culver City as a City of Kindness.

John Cohn, Exchange Club, asked that the City Council agendize a discussion of support for a proposed event to honor veterans, active military and first responders on Veterans Day Weekend in Veterans Park to raise money to address the issue of homeless veterans.

Discussion ensued between Mr. Cohn and Council Members regarding clarification that Mr. Cohn had consulted with Parks, Recreation and Community Services Commission staff; encouragement to reach out to Dr. Vanessa Bauman, Dr. Peter Capone Newton, Keith Jeffreys and Vets for Peace; and the City Council agreed to agendize a discussion of the proposal at a future City Council meeting.

Stephen Davis discussed the homeless encampment underneath the Venice Boulevard overpass; the Culver City side vs. the Los Angeles side; issues with home invasions, rat infestation, public defecation, drug use, trash and drive by shootings; proposed hardscaping under the bridge; and he asked that the City approve a rock and plant garden on the Culver City side of Venice Boulevard to prevent an encampment, with the neighborhood watch group funding of the project.

Mark Lipman discussed the need to police a problem of social and economic injustice; concern that the most vulnerable become targets; the lack of funding for homeless solutions; he presented statistics regarding the drop in crime in Culver City but the increase in calls regarding the homeless; throwing the Police at the problem; concern with following in the footsteps of Los Angeles; demonizing the homeless; trust; and he encouraged the City to listen to the community.

Margot Bennett, Women Against Gun Violence, discussed the organization; requested consideration of a safe gun storage ordinance and a suicide prevention ordinance; she noted similar ordinances passed in other places; and she indicated that she would provide the City with a copy of the Los Angeles ordinance for consideration.

Discussion ensued between Ms. Bennett and Council Members regarding revisions to the Los Angeles ordinance and City Council consensus was achieved to place consideration of the topic on a future agenda.

Karlo Silbiger, Chair of the Committee on Homelessness, announced their next meeting on June 25; discussed results of the annual Homeless Count conducted in January; marked increases in the Los Angeles area, and particularly in Culver City; he reported that the population of people living in cars had doubled and people living in makeshift shelters had tripled; and he reported that the Committee on Homelessness had recommended that the former AmVets building next to the Wende Museum be used for low income housing for formerly homeless people.

Mayor Sahli-Wells noted that numbers from the 2018 Homeless Count did not include sheltered individuals.

Tevis Barnes, Housing Administrator, reported that the increase to the number of homeless individuals in the City is closer to 60% when those homeless people sheltered at Upward Bound are included, and she noted that the largest increases were to the number of people living on the streets and in their cars.

Mayor Sahli-Wells discussed the magnitude of the issue; work done by staff and the Committee on Homelessness; and the amount of work that still needs to be done.

David Murray provided background on himself noting that he cleans the alley behind Big Lots between Slauson and Berryman; he discussed trash, rats, and homelessness; and he invited everyone to volunteer with him to clean up the City.

Jacqueline Hamilton, representing Karen Bass, recognized Art Ida for his three decade career and presented him with a certificate on the occasion of his retirement.

o0o

Order of the Agenda

No changes were made.

o0o

Consent Calendar

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-8.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for June 1, 2019 to June 14, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 1, 2019 TO JUNE 14, 2019.

o0o

Item C-2

CC:HA:SA - Approval of Minutes for the Special City Council Meeting on June 3, 2019 and the Regular Consolidated City Council Meeting on June 10, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING ON JUNE 3, 2019 AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON JUNE 10, 2019.

o0o

Item C-3

CC - Approval of a Memorandum of Agreement with the County of Los Angeles, the County Flood Control District, and the City of Los Angeles, Regarding Administration and Cost Sharing for Implementing the Coordinated Integrated Monitoring Program for the Marina del Rey Watershed in an Amount Not-to-Exceed \$136,236.56 (\$123,851.42 Base Plus \$12,385.14 Contingency)

Council Member Eriksson received clarification that the City would not be required to participate longer than is needed.

THAT THE CITY COUNCIL:

- 1) APPROVE A MEMORANDUM OF AGREEMENT REGARDING THE ADMINISTRATION OF AND COST SHARING FOR IMPLEMENTING A COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) FOR MARINA DEL REY (MDR) WATERSHED IN AN AMOUNT NOT-TO-EXCEED \$136,236.56 (\$123,851.42 BASE AMOUNT PLUS \$12,385.14 CONTINGENCY); 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.

o0o

Item C-4

CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with Sustainable Management Services, LLC, for Farmers' Market Manager Services Extending the Agreement by Two Years in an Additional Amount Not-to-Exceed \$161,544

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SUSTAINABLE MANAGEMENT SERVICES, LLC, FOR FARMERS' MARKET MANAGEMENT SERVICES EXTENDING THE AGREEMENT BY TWO YEARS (ENDING JUNE 30, 2021) IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$161,544; 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.

o0o

Item C-5

CC - Approval of the First Amendment to the Memorandum of Understanding for the Formation of the Santa Monica Basin Groundwater Sustainability Agency

THAT THE CITY COUNCIL:

1. APPROVE THE FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING RELATED TO THE CITY'S PARTICIPATION IN THE SMBGSA; 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.

o0o

Item C-6

CC - Approval of Revised Community Development Block Grant Fund Allocation for Fiscal Year 2019/2020; (2) Adoption of a Resolution Authorizing the Filing of the Application for Funding; and (3) Approval of a Reimbursable Contract with the County of Los Angeles Concerning Culver City's Allocation

THAT THE CITY COUNCIL:

1. APPROVE REVISED FUNDING ALLOCATION FOR THE PROPOSED FY 2019/2020 CDBG PROJECTS; AND,
2. ADOPT A RESOLUTION AUTHORIZING THE FILING OF THE FY 2019/2020 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS; AND,
3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZED CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FY 2019/2020 CDBG ALLOCATION; AND,
4. APPROVE THE CDBG REIMBURSABLE CONTRACT WITH THE COUNTY OF

LOS ANGELES CONCERNING CULVER CITY'S FY 2019/2020 CDBG ALLOCATION; AND,

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

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

o0o

Item C-7

CC - Adoption of an Ordinance Amending Culver City Municipal Code Chapter 15.09, Rental Housing, Regarding the Landlord-Tenant Mediation Board's Role and Duties, and Establishing Additional Notice Requirements for Landlords to Inform Tenants of the Availability of Mediation Services

THAT THE CITY COUNCIL: ADOPT 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.

o0o

Item C-8

CC - (1) Approval of an Agreement with ConvergeOne for the Purchase of Cisco Networking Infrastructure Equipment Replacements and Cisco SmartNet Maintenance in an Amount Not-to-Exceed \$48,400; and (2) Authorize the Chief Information Officer to Approve Amendments to the Agreement in an Additional Amount Not-to-Exceed \$4,840 (10% of Base Contract for Unexpected Costs)

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH CONVERGEONE FOR THE PURCHASE OF CISCO NETWORKING INFRASTRUCTURE COMPONENTS AND CISCO SMARTNET MAINTENANCE SERVICES IN THE AMOUNT OF \$48,400; AND

2. AUTHORIZE THE CHIEF INFORMATION OFFICER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$4,840 (10% OF BASE CONTRACT FOR UNEXPECTED COSTS); 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.

o0o

Public Hearing

Item PH-1

CC - PUBLIC HEARING: Introduction of an Ordinance Establishing "Corporate Housing" as a New Permitted Land Use with New Definition, Use and Development Standards, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 - Commercial District Land Uses and Permit Requirements, 17.320.020 - Number of Parking Spaces Required, and 17.700.010 - Definitions, Zoning Code Amendment P2019-0058-ZCA

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

Discussion ensued between staff and Council Members regarding concern with the ability to collect Transient Occupancy Tax (TOT) past the initial 30 days; lost revenue; the ballot measure; providing a different housing type; the definition of transient; whether any stay that exceeds 30 days is not taxable; Planning Commission intent; taxation; City and state requirements; practices of other cities with extended stay hotels; Mayumi; tracking; accountability; individuals vs. corporations; length of time for the individual stay; long-term stays rented by airlines; current procedures; and clarification that when a stay exceeds 30 days, the charges for the first 30 days are refunded back.

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:

Mark Lipman discussed instituting a major corporations' tax; displacement created in the community by the corporations while they reap the most benefit; and he asked that the matter be agendized for discussion.

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

Discussion ensued between staff and Council Members regarding the need for additional discussion before a whole type of housing is exempted; definitions of transient occupancy tax; imposing a requirement that people sign agreements with the hotel being used; and examination of impacts.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CONTINUE THE MATTER TO A DATE UNCERTAIN.

o0o

Item PH-2

CC:SA:HA:PA - PUBLIC HEARING: 1) Adoption of a City Council Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year (FY) 2019/2020; 2) Adoption of Respective Resolutions Adopting the FY 2019/2020 Budget for the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency, the Culver City Housing Authority, and the Culver City Parking Authority; 3) Adoption of Respective Resolutions Approving Salary Schedules for Miscellaneous Employees, Police Safety Employees and Fire Safety Employees Effective July 1, 2019; 4) Approve FY 2018/2019 Entries and Budget Adjustments Needed to Properly Record Transactions Between the General Fund and Municipal Fiber Network Fund; and 5) Approve FY 2018/2019 Budget Amendment up to \$1M to the Self-Insurance Fund. (Budget Amendment Requires a Four-Fifths Vote)

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 SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE JOINT PUBLIC HEARING.

Onyx Jones, Chief Financial Officer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the Bicycle and Pedestrian Coordinator position; the Public Works Department request for a full time position; and the difference in costs between the full time and the contracted position.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Mark Lipman expressed concern with the size of the Police Department budget and priorities; he discussed the increase in homelessness, but the lack of an increase in the Housing Department budget; additional Housing staff needed to implement necessary changes; fiscal responsibility; increased costs to the St. Joseph's contract; plans for the next year; and concern with funding a status quo that builds the problem, not the solution.

Council Member Eriksson discussed funding for the Police Department for the previous year.

Paul Ehrlich discussed bleak Culver City finances; the pension fund and storm water cleanup; the Inglewood Oil Field; the amortization study; and he asked for estimated costs to clean up the Oil Field.

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

Discussion ensued between staff and Council Members regarding length of the process; previous discussion; encouragement to the public to attend the work plan meetings; prioritizing housing and mobility; reorienting the City; legal requirements before taking action; the pending structural deficit; thinking about the next election vs. thinking about the next generation; spending in relation to other area cities; increases to Police and Fire to address daytime population;

up-zoning; the General Plan Update; creating a more walkable City; infrastructure; the experience of other California cities; economic development to bring jobs to the City; Culver City as a low property tax City; engaging the business community and residents in updating business taxes; making sure that everyone pays their fair share; investment being made in reforms to policing in the City; increasing staffing for mental health; Sanctuary City status; the need for another paramedic unit in Culver City; and clarification that the Bicycle and Pedestrian Coordinator position is not included in the motion.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED,

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FY 2019/2020; AND

THAT THE CITY COUNCIL AND BOARDS:

1. ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FY 2019/2020 BUDGET FOR THE CITY OF CULVER CITY, SUCCESSOR AGENCY, HOUSING AUTHORITY, AND PARKING AUTHORITY.

THAT THE CITY COUNCIL:

1. ADOPT RESPECTIVE RESOLUTIONS APPROVING THE SALARY SCHEDULE FOR MISCELLANEOUS EMPLOYEES, POLICE SAFETY EMPLOYEES, AND FIRE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2019.

THAT THE CITY COUNCIL:

1. WRITE OFF THE FY 2017/2018 ANNUAL CONSTRUCTION LOAN PAYMENT (\$658,605.24) AND THE FY 2018/2019 LOAN PAYMENT (\$718,155.87) FOR A TOTAL OF \$1,376,761.11;

2. RECORD A DEFERRAL OF FY 2017/2018 ANNUAL WORKING CAPITAL LOAN PAYMENT (\$191,963.44) AND THE FY 2018/2019 LOAN PAYMENT (\$221,813.30) FOR A TOTAL OF \$413,776.74 UNTIL THE MUNICIPAL FIBER FUND GENERATES ENOUGH REVENUE TO MAKE THE ANNUAL PAYMENTS;

3. APPROVE ENTRIES NEEDED TO PROPERLY RECORD THE FY 2018/2019 WORKING CAPITAL LOAN BETWEEN GENERAL FUND AND MUNICIPAL FIBER NETWORK FUND IN THE AMOUNT OF \$1.865M;

4. APPROVE AN ADDITIONAL WORKING CAPITAL LOAN BUDGET AMENDMENT IN THE AMOUNT OF \$400,000 FROM THE GENERAL FUND TO THE MUNICIPAL FIBER NETWORK TO COVER FY 2018/2019 OPERATING EXPENSE DEFICIT. (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE.); AND

5. APPROVE A BUDGET AMENDMENT TO RECORD AN ALLOCATION UP TO \$1M OF GENERAL LIABILITY AND WORKERS' COMPENSATION COSTS TO ALL DEPARTMENTS CITYWIDE IN FY 2018/2019. (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE.)

o0o

Action Items

Item A-1

CC - (1) Discussion Regarding "Rent Freeze" (Temporary Moratorium on Residential Rental Increases) and Other Tenant Protections; and (2) Direction to the City Manager as Deemed Appropriate

Mayor Sahli-Wells introduced the item.

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

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Sascha Goldsmith provided background on herself and expressed opposition to rent control as she did not feel it would solve the housing crisis, but instead would make it harder for owners to maintain their properties.

Michelle Weiner discussed Protect Culver Center Renters (PCCR), a collaboration between the Culver City Action Network (CCAN) and the Culver City Community Coalition (CCCC); she presented a survey created by PCCR noting that it was available online; she discussed the vulnerable position of renters; door to door interviews; and support expressed for renter protections that neighboring communities have.

Paula Amezola discussed PCCR survey results including serious concern from renters and owners about housing affordability in Culver City; concern with displacement; comparisons with statewide surveys; and the desire of residents for the City Council to take action to support renters.

Leah Pressman discussed policies implemented by nearby cities to protect their renters; the need for information on tenants' rights and responsibilities; inclusionary zoning; a Just Cause ordinance; rent control; relocation assistance for no fault evictions; establishing a rental registry; information available on the City website; the need for additional education; increasing transparency; establishing a record of vacancies; Code Enforcement programs; and ensuring safe rental housing that meets basic maintenance requirements.

Freddy Puza discussed support for a Just Cause ordinance; current practices; relocation assistance for no fault evictions; other cities with rent control; the Costa-Hawkins law; age of rental housing stock; support for inclusionary zoning; and recommendations from housing experts to address the acute shortage of affordable housing in the City.

Disa Lindgren provided background on the residents who completed the survey and discussed diversity in the City.

Katy Krantz reported that PCCR was requesting a temporary rent freeze noting that proposed protections needed to be discussed in an open dialogue; she discussed disempowerment of renters; concerns that the very act of discussing the protections would result in preemptive rent increases; she quoted Reverend Dr. Frances Wattman Rosenau from Culver City Presbyterian Church, Aura Walker, a former renter in Culver City, and Kelly Kent, Culver City Unified School District (CCUSD) president; discussed concern with being known as the worst city in the region for renters; families and staff being forced to leave the community due to rent increases; concern with reduced diversity; and the inability to hire and retain teachers and vital staff members.

Rashelle Zelaznik, Culver City landlord, quoted Michelle Benavides who is being forced to move out of the City due to a 20% rent increase, and Mayor Small during his State of the City address earlier in the year regarding the challenge of housing, growing prosperity, maintaining residents, diversity and sense of community, and the need to bring renter protections up to regional standards; she discussed fear by Latinos living in a mixed-status home to answer surveys; vulnerable members not

likely to advocate; utilization of a rent freeze as a standard prerequisite for discussion of renter protections; intimidation; and concern with silencing active renters.

Kyle Nelson discussed enacting a rent freeze retroactive to the April 23 Community Conversation on Affordable Housing in Culver City, based on the Los Angeles County rent freeze; the Costa-Hawkins Act; turnover of units to remove the freeze; including a Just Cause ordinance in the rent freeze; and he noted that Los Angeles county and Glendale provided excellent models.

Jeff Schwartz discussed balancing economic incentives for landlords; inclusion of relocation assistance for no fault evictions in the rent freeze; immediate enactment of a rent freeze per the document posted with the agenda to protect renters from preemptive, punitive and arbitrary rent hikes and evictions; implementation; communication and outreach; creation of a City Council subcommittee with residents to formulate renter protections; and other components to address the housing crisis.

Rebecca Rona discussed a recent encounter with a homeless woman in the City and she related the woman's story; the need for solutions; people in the City living in fear of rent increases; and the homeless people living in the City.

Jessa Orluk read comments from an anonymous renter who shared her experiences with rent increases over the last 8 years, is fearful of possible eviction, and expressed support for a temporary rent freeze, and she indicated that rent stabilization is the fastest way to keep people in their homes and stop people from becoming homeless.

Reverend Dr. Frances Wattman Rosenau provided background on herself; spoke in support of a temporary rent freeze; discussed deepening siloes of division among economic and racial lines; additional renter protections available in Los Angeles; concern with becoming a haven for those who want to take advantage of the vulnerable; concern that Culver City could become a country club rather than a diverse, vibrant City; living in a place with gentrification and unfettered economic development; purposeful and meaningful growth; family owned businesses and multinational corporations; being able to live and work in the same community; and the need for a plan for economic growth for workers, teachers, elders and friends.

Donna Kent provided background on herself; discussed untenable rent hikes and mortgages that have reduced diversity in the City; calculation of a community on the diversity quotient; different levels of socio-economic status; concern with excluding a group or demographic; and she asked that a rent freeze back to April 23, 2019 be considered for the health of the community.

Meg Sullivan, a housing provider in Culver City, discussed wealthy residents living in a rent controlled complex near her; she felt that rent control did not create housing, but instead tied up affordable housing for those lucky enough to have gotten it regardless of need and provided a powerful disincentive for people to move on when their fortunes improved; felt that focus should be on more construction of multi-family housing as rent control would not solve the supply problem; and she asserted that no survey is valid when conducted by advocates.

Michael Millman, landlord, asserted that rent control was not necessary, due to a county-wide emergency declaration enacted on November 13 capping rents at 10% that preempts other municipal laws, and he expressed concern that consideration of a 3% cap had not been placed on the agenda.

Mayor Sahli-Wells encouraged the audience to be respectful of speakers, noting the importance of allowing people to be comfortable to speak freely.

Gerald Weiner expressed concern with affects to quality of life; landlords who increase rents because they can get more money, not based on costs or maintenance needs; and he felt that increases for the sake of increases needed to be stopped.

Yesenia Miranda Nazca, Pomona United for Stable Housing, indicated that she was present in solidarity; noted that increased rents are a statewide issue; expressed concern with greedy landlords; and she expressed support for a rent freeze while the City figures out how to protect residents.

Nancy Tkochenko asserted that rent control hurts tenants by reducing housing quality; discussed creation of housing shortages; reluctance of builders to build in rent controlled areas; loss of potential property taxes; and money spent enforcing rent control laws.

Mayor Sahli-Wells encouraged the audience to be respectful to those speaking.

Dr. Bert Maria Cueva, CSUN Professor, related her story as a renter; discussed lack of building maintenance; increased rents; property owner negligence; carbon monoxide poisoning; health issues as a result of her living situation; she asserted it was the ethical responsibility of the City to protect renters; and she asked for a rent freeze for everyone, not just an economically privileged faction.

Greg Bonett discussed rent burdened tenants in Culver City; unequal burdens; increased numbers of homeless in the City; improving housing stability in Culver City; and he encouraged the City Council to draft an urgency ordinance temporarily implementing a rent freeze.

Mark Lipman discussed participating in government; prioritizing the well-being of the most vulnerable; quality of life; rent wars in Venice; and he asked the City Council to do the right thing.

Anne Diga Jacobsen discussed the experience of her neighbors who were forced to leave due to increased rents; she asserted that Culver City cannot be called a City of Kindness or a Sanctuary City if systems that encourage gender, racial and socio-economic inequities are being supported; and she discussed The Los Angeles County Homeless Authority meetings where she has found that 2/3 of temporary homeless are in that position due to the lack of affordable housing.

Sebastian Hernandez, CCAN, expressed support for the PCCR proposal for a rent freeze to enable a discussion of an annual 3% rent increase cap; noted that the discussion was part of a total solution; discussed protecting the most vulnerable; and he asserted that any delay on a vote would hurt more families.

Zeve Akerling discussed ethics; rent control; restricting liberty; the defeat of rent control at the California level; concern with taking the ability to vote on the issue away; concern with restricting the ability to rent their property to use as they see fit; and zoning control.

Marilyn Akerling discussed her policies as a landlord and the way rent control reduces the supply of rental units.

Christopher Locke, HFH Limited, discussed the lack of affordable housing; development of powerful tools as part of a long-term plan for the City; demand; paralyzing future development in the

City; financial benefit to investing in properties; recruiting and retaining tenants; and the difficulty of evicting tenants.

Lois DeArmond, L.A. Tenant's Union, spoke in favor of an immediate rent freeze; discussed the importance and value of rent stabilized housing; people priced out of rental housing each year; she asked for a rent freeze, a cap and other protections such as a Just Cause provision; and she noted that life's opportunities are built on a stable home.

Greg Goodyear discussed the importance of investigating the issue before making a decision, and his experiences as an owner and a renter.

Halina Grant reported that she had received an eviction notice after her landlord of 7 years sold the place to a developer; she discussed plans to tear down her home to build a large development; financial insecurity; efforts to keep her children in the same school; her plans to buy in the City; skyrocketing housing prices; no fault evictions; maintenance issues; and she expressed concern with the lack of owner accountability or tenants' rights.

Pamela Augustin, Glendale Tenant's Union, spoke in solidarity urging the City Council to pass an urgent rent freeze for one year; she discussed struggles in Glendale; illegal rent increases; tenant protections including a Just Cause Ordinance; and extensive community outreach.

Joe Delgado asked those in support of a rent freeze to stand; discussed increases to homelessness; the urgent need for renter protections in Los Angeles county; and he acknowledged the importance of building affordable housing and the need to protect those who are housed.

Carlene Brown, PCCR, reported participating in a Local Progress event; discussed the commitment to shared prosperity, equal justice under the law, livable and sustainable communities, and good government that serves the public interest; she attended the speaker series event with Randy Shaw who praised Council Member Fisch for bringing the housing conversation to the forefront; noted renter protection is the foundation for a stable community; and she urged the City Council to enact protection for renters.

Patricia Guerrero translated for Sophia who discussed her experiences as a renter in Culver City; she reported that her

husband had passed away five months ago; and she expressed support for rent control in Culver City.

Council Member Small expressed condolences to Sophia from the City Council on the loss of her husband.

Patricia Bijvoet expressed support for implementation of a temporary rent freeze in Culver City; she thanked PCCR for collecting data; she felt the freeze was necessary for a discussion of renter protections; discussed development in Culver City; the growing demand for housing; danger to renters; up-zoning and inclusionary zoning; healthy development; and maintaining diversity.

Judi Sherman discussed seniors on fixed incomes; the importance of residents feeling secure; and she expressed support for a rent freeze.

Seamus Hurley, LA Voice, provided background on the organization and expressed support for a rent freeze as soon as possible.

Anna Evans Goldstein, The Hospitality Workers Union, discussed difficulty for members to find affordable housing; onerous commutes; and she expressed support for a temporary rent freeze as a first step toward stabilizing an unmanageable rental market.

Cynthia Young, landlord, discussed her policy with regard to renovation and turnover; she regarded tenants as friends and family; she wanted to see a study of mom and pop type landlords vs. those who raise rents onerously; she expressed concern with not being able to raise rents; reported raising rents last June when Costa-Hawkins was under review; she stated that rent control would not increase affordable housing; and she reported weekly calls from investors to buy her property to tear it down and build condos or charge exorbitant rents.

George Young suggested that the Landlord Tenant Mediation Board (LTMB) be given the authority to approve or deny rent increases using independent research.

Mayor Sahli-Wells indicated that the City Council had received a copy of Mr. Young's written comments.

Chris Baumgartner reported living just outside of Culver City; discussed tech companies; lack of stability and the effects of constant change; and he noted the opportunity to start a

positive conversation so that the law is not in constant opposition to the right of people to live in a home.

Steve Rowe discussed buying property in Culver City because there is no rent control; fixing up the property and charging below market rate rents; use of property managers; he noted that rent control would necessitate costlier management that would be passed along to renters; and he indicated that saving costs is the best way to protect affordable housing.

Chris Estrada, LA Center for Community Law in Action, provided background on the organization, expressed support for the rent freeze; challenged the notion that the housing crisis is due to a lack of supply but felt it was instead due to a lack of regulation; noted support for profit over people; discussed statistics in the American Community survey; vacant apartments; he asserted that market approaches do not solve market problems; and that rent control and Just Cause would allow renters stability and benefit from community development and improvement.

Phil Tangalakis spoke representing clients in the City in opposition to government control of housing markets in Culver City; he asked the City Council if it is fair for a retired widow who lives off the income from a triplex to be unable to raise a below market value rent on a high income earner from one of the richest companies on the planet who has moved to the City or whether it is fair to impose rent control on property owners who charge below market rate; he noted that two of his children had to move out of the City because they could not afford it; and he felt market conditions should control rents, not government.

Barry Sulkin discussed the recent acquisition of a five unit apartment building where rents had not been raised in many years; the intent to refurbish the building and the need to raise rents; others with under market rents; and concern that passing the rent freeze will create substandard rentals in the City.

Marilyn Kaplan indicated that she is a responsible housing provider; reported receipt of Landlord of the Year Award; she reported charging below market rates and participating in Section 8; she noted that the Housing Department is understaffed; indicated that she raises rents when people leave; discussed long term tenants; those who leave because they are able to buy a house; and fairness with rents.

Joan Moon, income property owner and realtor, provided background on herself and related a story about a friend who would be severely affected by rent control.

Ron Bassilian discussed questioning City Council candidates about their positions on rent control and his removal from the LTMB; mayoral rotation; he asserted that the City Council did not get a mandate from a small, loud minority to pass rent control; expressed concern with the organizations supporting the issue which he felt had been decided before the last election; and he asked that rent control be voted on by residents.

James Province, Culver City Community Coalition (CCCC), indicated that he owns apartments in Los Angeles; voiced support for a temporary rent freeze in Culver City; expressed concerns for those who are not able to own homes but serve the community; and noted the importance of promoting policy to protect renters from unjust evictions and exorbitant rent increases that force them to move.

Keith Jones asked property owners who rent below market value to stand; asserted that a rent freeze would not solve the affordability issue but would take money from one group and enrich another group; provided background on himself; discussed how much his tenants earn; asserted that a rent freeze rewarded every tenant whether they need it or not; he felt that the Section 8 allowance should be expanded as it has been in Salt Lake City; and he asserted that renters should abstain from the decision.

Beth Hyatt expressed opposition to rent control; discussed her experience as a property owner; addressing criminal activity; the ability to remove tenants; maintaining the power of the property owner; the history of limited housing in Culver City; services in the City that drive up housing prices; and she expressed concern with being able to move her mother into one of her units if additional costs are imposed.

Judy Scott discussed her experience as a renter and an owner in Culver City; capital improvements and repairs; below market rates; long-term tenants; expensive cars driven by her tenants; she asked for compromise; and she expressed concern that she would be forced to rebate a recent modest increase to cover capital improvements if the freeze is enacted retroactively.

Danielle Leidner Peretz spoke representing mom and pop rental providers, expressed opposition to a rent freeze as it would reduce the number of available rental units; asserted that better solutions were available that would benefit all residents; and she requested data to illustrate widespread gouging to warrant such an extreme measure.

Steven Drust, California Association of Realtors, provided background on himself, expressed opposition to rent control; reported being a tenant before becoming an owner; he encouraged renters to become owners; discussed direction from Sacramento to build housing; and transportation.

Pablo Casa provided background on himself and read a notice he had received from his property manager about future rent increases and a possible need to vacate the unit.

Jelani Hendrix, Uplift Mover Coalition, provided background on the organization; reported implementation of rent control in Inglewood on June 11 and discussed their experiences; development going on in Inglewood; he urged the City Council to enact a rent freeze; he expressed support for good landlords; discussed the impact of corporations on the cost of rents; the number of homeless students in the Inglewood School District; speculation in Inglewood and in Culver City; and he felt that rent control was a step in the right direction until a solution for the housing crisis can be found.

Nancy Barba expressed support for a rent freeze to prevent any further displacement; discussed diversity; rising numbers of homeless; the need for assistance and protection of renters; exploration of proven ways to protect renters; and she expressed support for comprehensive strategies.

Martine Goldsmith expressed concern with inadequate outreach and research; felt a rent freeze was not the answer to the housing crisis; she wanted all parties to be protected; discussed increased costs; taxes; investment made in the City; providing safe housing; and she expressed concern with devaluing properties and punishing the schools and property owners.

Quentin Goldsmith discussed the number of non-residents present; expressed opposition to a rent freeze or rent control; asserted that they charged fair market rates and maintained their properties; related an instance with a dangerous tenant; noted differences between Culver City and other cities; and he felt

that landlords should not have to feel helpless to remove a problem tenant.

Sal Princiotta expressed support for the rent freeze; discussed regular rent increases vs. market rates; he asserted that market rates were outlandish; noted that existing language in the code had been influenced by self-regulating organizations; discussed the need for common sense rent control; the LTMB; long-term renters; loyalty; and earning equity as a renter.

Harvey Lind, landlord, discussed growth of the City; privately owned housing; landlord responsibility to bring housing up to a standard to keep business in the City; concern with penalizing the landlords by making them responsible for the social ills of society; and he expressed concern with disincentivizing landlords.

Cicely Bingener, landlord, provided background on herself; expressed support for a rent freeze; and she felt a moratorium would allow for thoroughly, carefully crafted solutions to serve both sides.

Scott Kecken, CCAN, provided background on himself; discussed rent increases; housing justice; he noted that the market has not been working; and he asked the City to protect renters.

Khin Khin Gyi provided background on herself; reported that the Culver City Democratic Club voted in support of a rent freeze; discussed the five year ban on rent increases in Berlin; the cap on rent increases in Inglewood; repurposing and rezoning of land owned by Google for housing in San Francisco; and she suggested that incoming corporations contribute directly to the housing of their own employees.

Jennifer Hubenthal expressed opposition to rent control; provided background on herself; discussed her long-term tenants; maintenance and renovation; fair market value; and she asked that those mom and pops who do try to be fair be considered when making the decision.

Fred Sutton, California Apartment Association, expressed opposition to a rent freeze as it would make the City more expensive and housing harder to find; he discussed negative effects of price controls; the number of units permitted; he asserted that a freeze would reduce vacancies and affect the economically disadvantaged the most; discussed the need for data before a freeze takes place; maintaining financial flexibility

that allows below market rates to be charged; and the need for additional research to identify targeted concerns.

Pat Cramer reported owning in Santa Monica and in Culver City, he felt that a rent moratorium would penalize property owners who kept rents affordable and reward those who have increased their rents significantly; he asserted that City policies should focus on high rents, not all rents; he stated that temporary meant forever as many owners are old; he discussed his experiences in Santa Monica; and he encouraged people to own rather than rent.

Pete Rockwell, Culver City Democratic Club, reported a unanimous vote in support of a rent freeze and he noted the importance of determining whether renters need additional protection.

Robert Zirgulis asked that accommodations be made for mom and pop landlords.

Samantha Williams discussed her situation; the California Landlord Tenant Handbook; rights; habitability issues; Just Cause evictions; relocation fees; she indicated that she had not heard about the meeting in April; she wanted to be able to vote on the issue; asserted that the bulk of affordable housing in the City comes from small landlords; and she indicated that small owners and tenants needed help.

Kyle Williams felt that rent control would not solve problems or create housing but instead would raise rents and punish those landlords who charge under-market rates; he discussed small owners being forced to sell; passive income; and he felt that Council Members who rent should recuse themselves from the vote.

Mary Daval asked for a temporary rent freeze; noted the need to talk about the issue of housing in a way where everyone can feel safe; she hoped the conversation would include a discussion of how to maintain the current stock of affordable housing; she discussed expanding below market rate housing; including housing services for the homeless; changing zoning; adapting transit systems to facilitate the increase in housing; community destabilization all over the world; real world examples to study while creatively crafting real world solutions; examining the experiences of other cities; creating solutions that work for tenants and landlords in Culver City; and she noted that figuring out solutions would be the hard part, not the freeze.

Danielle Elliot, real estate broker, discussed cities that have adopted the failed rent control policy; increased regulations; making things difficult for small owners; economic data showing that tenants are not helped by rent control; the continued challenge of affordability; providing direct tenant assistance to those in need; concern with creating an exodus of mom and pop owners who will sell to developers; and she asserted that there was nothing as permanent as a temporary measure.

Tom Foley asked for a show of hands of people who live in Culver City; he asserted that homelessness would not be resolved, a freeze would become permanent and that rent control was against the will of Californians; he wanted an election where people can vote on the issue; and he cautioned the City Council against doing things behind closed doors.

Sara Joe Ward, realtor representing mom and pop landlords, expressed opposition to the rent freeze; cited an article indicating that rent control makes things worse; discussed the experience of San Francisco; and she noted the need for alternative ways to protect renters.

William Moran asserted that rent control is a confiscation of private property without due process and appropriate compensation, and is a one-way contract; he discussed an occupancy tax for residents to help rent-challenged people; transfer of wealth and assets from one person to another; and he felt that rent control was counter-productive and unconstitutional.

Frank Campagna discussed the privately owned mobile home park in Culver City; ground rents; options available in the open market for residential properties vs. the lack of options for mobile home owners when rent is increased; and tenants living on fixed incomes.

Dr. Kelly Kent provided background on herself; discussed being the best city to raise a family in; challenges faced by CCUSD; families leaving due to rent increases; allowing displaced families to stay in the District; residents replacing those who are pushed out; students transitioning in and out; access to sustained education; diversity; remaining passive as being supportive of the status quo; and concern with the ability to have a conversation about the issue.

Dan Milder expressed opposition to a rent freeze or rent control; he noted the need for a compromise; questioned why more

information was not given in advance; felt that any decision made tonight would be premature; and he asked the City Council to be fair to both sides.

Albert Medina discussed meeting attendance; mom and pop landlords; the size of Culver City vs. Inglewood; below market rates; felt that only a small amount of people were being affected; noted that many meeting attendees were from outside of Culver City; he suggested that people who want a lower rent go to a less desirable area; he asserted that housing is not a right, nor is living in Culver City; and he asserted that people want the benefits of home ownership without the responsibility for it.

Paul Fischer expressed opposition to the rent freeze; discussed his tenants in Los Angeles and Culver City; the divide created between landlord and tenant; below market rates; problem tenants; working together to solve problems; investor incentives; Section 8; Costa-Hawkins; and time spent arguing rather than taking time to improve things.

Tom Ferrage provided background on himself; discussed charging below market rents; noted that his current tenants make more than he does; expressed concern with the City Council restricting his income; suggested tying subsidies with ability to pay; discussed the 3% suggested increase; soft story; and consideration of capital improvements.

Vivian Berry discussed her experiences as a tenant, property owner and landlord; supply and demand; capital improvements and maintenance; she indicated that she always charges under market rates; and that her building is her pension plan.

Richard Glazer reported being a mom and pop landlord charging below market rates; expressed concern with a lack of due process; discussed free market rates; Measure M in Santa Cruz; he wanted residents to be able to vote on the issue; suggested continuing the LTMB; and he noted that mom and pop owners would suffer with rent control.

Jerry Chabola discussed county ordinances; life experience; scaffolding; investing in the community; the variety of tenants served; he indicated charging below market value rents; and he expressed concern with the accuracy of demographics in the survey.

Maggie Meinschein asserted that most of the people present were from the community not outsiders; she questioned why the landlords were concerned about a rent freeze if they never raise their rents, as they indicate; she discussed creating a landlord registry; tenant protections advocated for by PCCR; an article in the Culver City Observer stating that Culver City rents were higher than those in Santa Monica and in parts of Silicon Valley; she noted inaccuracies in figures; discussed Prop 13; Prop 10; unpredictable costs for renters; costs for owners vs. costs for renters; and she expressed concern with calls for City Council Members who are renters to recuse themselves as that takes the voice away from renters.

Tom Johnson reported owning a duplex; discussed increases to market rates; long term tenants over the years; stable rents during tenancy; covering mortgage, taxes, utilities and maintenance; funding a reserve to cover unexpected repairs and remodeling; providing high quality housing for those who cannot afford to buy; and he expressed concern with a socialist approach to freezing and capping the rents.

Zach Bevington noted that he had submitted written comments; thanked the City Council for their consideration; acknowledged the position of renters; discussed mom and pop landlords; and the complexity of the issue.

Tony Bravo noted the importance of the decision to be made; discussed the building that his father owns; Section 8 and SSI; eminent domain; trying to raise standards; he acknowledged issues on both sides; felt that additional discussion was needed; discussed under market rents charged; and costs for refurbishment when tenants move out.

Lawrence Young provided background on himself; discussed claims made by PCCR; and the experiences of other cities.

Rohan Sabnis, Los Angeles Tenants' Union, discussed rent increases he has experienced in Culver City; noted that he walks to work but if he gets a major rent increase he might be forced to leave the City; and he asked that the City Council pass a temporary rent moratorium.

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

John Kent
Ippolytos Kalofonos
Michael Bronet

Michael Flores
Gail Fortis
Scott Garland
Nelda Robinson
Bronwyn Jamrok
Darryl Cherness
Michael Greene
Rich Waters
John Aguilar
Patricia O'Brien
Nathana Lurvey
Mikayla Goldsmith
Andrea Schainen
Richard David
Jeff Horn
Albert Algaze
Jitender Roperia
Michelle Ford
Michael Kellner
Cecily Gardner
Karol Heinecken
Eugene Tkachenko

Mayor Sahli-Wells thanked everyone for sharing their thoughts and for listening to each other.

Council Member Lee indicated that he is a renter and was advised by the City Attorney that he would not need to recuse himself from consideration of the matter.

Discussion ensued between staff and Council Members regarding concern that a renter would not be allowed to participate in representative democracy; property and landed participation in government; acknowledgement that the freeze is one part of the solution; clarification that temporary is not permanent; a temporary rent freeze vs. rent control; assertions that tenants drive expensive cars; clarification that the 10% rent cap referenced with regard to the Woolsey Fire would not be applicable; rent caps; large businesses coming into Culver City; the influence of renter protections on whether larger companies would exist in the City; the poll conducted by the PCCR; the assertion that the market should be left to take care of things; the exclusionist history of the City; preserving the character of the community; finding something to help commercial leasers; support for small business owners; clarification that the issue is a rent freeze, not rent control; the importance of being able to have a discussion

about the issues; affects to mom and pop landlords who have not raised their rents much; support for expediting a rent freeze; additional discussion for just cause and relocation assistance; and concern with being the one part of Los Angeles where citizens are not protected and homeowners are the only voice heard.

Council Member Small disclosed that although he has a rental unit, the City Attorney advised that he has no legal financial conflict that would require him to recuse himself as the unit was built after 1995 and would not be subject to any potential regulation, and he indicated that he has never issued a rent increase but acknowledges the costs and work associated with owning and managing a rental property and has the desire to represent the rights of landlords.

Additional discussion ensued between staff and Council Members regarding mom and pop landlords; supply of affordable housing; acknowledgement that a freeze would not solve the need for housing; the fact that 43% of renters in the City are rent burdened; the large increase in homelessness; homeless children; acknowledgement that the issue is dividing the City; the need for dialogue; statistics; rental increases in properties built before or after 1995; prices for new apartments vs. older ones; the need for serious discussion; emotional and political points of view; the need to understand what is going on; effects of what is going on in cities surrounding Culver City; being clear on the goal; allowing those in properties built before 1995 not to have large rent increases vs. creating a stable housing situation in Culver City; supply and demand; effects of increased prices of single family homes on rental units; increased maintenance costs; the feeling that the only reason to enact a freeze is if the ultimate goal is rent control; the regional nature of the issue; the feeling that rent control does not work; concern with limiting someone's pension; moving forward with different aspects for affordable housing; encouraging investors to build a mix of housing; the need for a wholistic approach; preservation of existing, affordable housing; incentives; tenant protections; opportunities for regionalism; limited powers of the LTMB; examples of exponential rent increases in the City; retaliation against renters who spoke up; eviction by raising rents; the necessity of having a rent freeze just to have a conversation; studies about renter protections; rental increases to Section 8 participants; examples of extreme rent increases; direction to staff for a proposed ordinance; the timing for the rent freeze; whether there is a

City to model after; the starting point and process used by Los Angeles county; rental increases above the 3% cap; effective date; funding for an ombudsperson for outreach to tenants and landlords; education regarding rights; setting up a committee to help with deliberation comprised of property owners, landlords and tenants; helping staff with research and communication; the need for additional information; the amount of time necessary to conduct studies and allow for consideration of the issue; establishing an initial moratorium and allowing for an extension; focusing on outreach to the non-English speaking community; written comments; rent comps in the active market; the lack of historical information; information from the business tax division; additional meetings and additional discussion; establishing a rent registry; feasibility; City Council direction to draft a moratorium; agreement to include no fault eviction and relocation assistance based on the Los Angeles County model; the April 23, 2019 Community Conversation regarding housing; and the need for clear public notice.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: DIRECT STAFF TO RETURN WITH A PROPOSED 12-MONTH MORATORIUM (URGENCY) ORDINANCE USING THE LOS ANGELES COUNTY MORATORIUM ORDINANCE AS A MODEL, AND INCLUDING THE FOLLOWING: A 3% RENT INCREASE CAP, OR OTHER APPROPRIATE PERCENTAGE AMOUNT THAT CAN BE SUPPORTED BY THE FINDINGS; RENT CAP TO BE RETROACTIVE TO JUNE 24, 2019, OR OTHER APPROPRIATE DATE THAT CAN BE SUPPORTED BY THE FINDINGS; JUST CAUSE AND NO FAULT EVICTION PROVISIONS; PROCESS FOR LANDLORDS TO PETITION FOR RELIEF FROM THE MORATORIUM IN CERTAIN CIRCUMSTANCES; AND RELOCATION ASSISTANCE OF \$1,000 AND THREE MONTHS' RENT, OR OTHER APPROPRIATE AMOUNT THAT CAN BE SUPPORTED BY THE FINDINGS.

THE CITY COUNCIL FURTHER DIRECTED STAFF TO: RESEARCH THE POSSIBILITY OF A RENTAL REGISTRY REQUIREMENT, EITHER INCLUDED IN THE MORATORIUM ORDINANCE OR REVIEWED DURING THE MORATORIUM PERIOD, AS FEASIBLE; LOOK FOR FUNDS TO RETAIN AN OMBUDSPERSON TO ASSIST WITH OUTREACH TO TENANTS AND LANDLORDS REGARDING THE CITY COUNCIL'S CONSIDERATION OF THE MORATORIUM ORDINANCE; ESTABLISH A COMMITTEE TO HELP WITH DELIBERATION INCLUDING LANDLORDS AND TENANTS; PROVIDE NOTIFICATION IN SPANISH AND OTHER NON-ENGLISH LANGUAGES AS NEEDED; AND RETURN TO CITY COUNCIL WITH A PROPOSED MORATORIUM ORDINANCE BY AUGUST 12, 2019.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Lee received clarification that when the freeze is approved it will be retroactive to the date most appropriate for noticing.

o0o

Item A-2

CC - (1) Discussion of Options Regarding Formation of a Housing Task Force, or Referral to the Ad Hoc Subcommittee on Housing and Homelessness, to Focus on the Issue of Housing Production; and (2) Direction to the City Manager as Deemed Appropriate

Discussion ensued between staff and Council Members regarding the need for a subcommittee to receive information from experts; referring the issue to the ad hoc subcommittee; allowing residential construction in commercially zoned places; carving out parcels; circumventing previous work done; establishing priorities; working cooperatively with Los Angeles; easing the process for split lots; the small lot subdivision ordinance in Los Angeles; neighborhood character; legalizing existing courtyard apartments; increasing by-right development to decrease costs; LA Clean Tech Incubator; modular housing; and City Council consensus was achieved to agendize a discussion of modular housing for homeless veterans at the AmVets site.

The following member of the audience addressed the City Council:

Mark Lipman reported that the Outreach Subcommittee of the Committee on Homelessness had met and wanted the Committee on Homelessness and the LTMB included in the process.

Discussion ensued between staff and Council Members regarding clarification that once additional members are added, the body becomes a Brown Act Committee which would require noticing and agendas, slow down the process and take energy away from the task; concern with staff time; gathering information from the COH or LTMB to make their own recommendations to present to the full City Council; and a suggestion that the COH agendize a presentation from the Task Force.

Jeremy Green, City Clerk, read a comment submitted by:

Sebastian Hernandez

o0o

Item A-3

CC - (1) Consideration of Approval of a Revised Memorandum of Understanding between the Culver City Cultural Affairs Foundation and the City of Culver City; or (2) Alternate Direction to the City Manager as Deemed Appropriate

Serena Wright-Black, Assistant City Manager, provided a summary of the material of record.

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Len Dickter expressed support for work done with the Foundation; reported that a better understanding of a new process has been gained; discussed establishing a firm ground for the partnership; providing ample flexibility, opportunity and independence to fulfill their obligations to the City; and he expressed support for moving forward to do great things for the City in expanding Cultural and Arts programming.

Discussion ensued between staff and Council Members regarding repayment of the loan, and appreciation for the work by the Foundation.

Denise Cecilia Neal questioned how the entities worked together; wanted to see how the Manchester Bidwell Corporation could tie in to solve housing and homeless issues in Culver City; cited a need to send a representative group to Philadelphia; discussed proper protocol; working with Cultural Affairs, the Foundation and different departments in the City; creation of national centers for arts and technologies; programs tailored to local communities; and she asked for help in moving forward.

Serena Wright-Black, Assistant City Manager, agreed to follow up with Ms. Neal.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE REVISED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY CULTURAL AFFAIRS FOUNDATION.

o0o

Item A-4

CC - (1) Consideration of a Request by the Mayors Against LGBTQ Discrimination to Support an Amicus (Friend of the Court) Brief Regarding Discrimination against LGBTQ (Lesbian, Gay, Bisexual, Transgender, and Questioning) for Three Cases Currently Before the United States Supreme Court for Review; and (2) Direction to the City Manager/City Attorney as Deemed Appropriate

Vice Mayor Eriksson expressed support for the issue but did not feel that it was appropriate for the City Council to get involved in issues with the Supreme Court.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: AUTHORIZE SUPPORT OF AN AMICUS (FRIEND OF THE COURT) BRIEF REGARDING DISCRIMINATION AGAINST LGBTQ (LESBIAN, GAY, BISEXUAL, TRANSGENDER, AND QUESTIONING) FOR THREE CASES CURRENTLY BEFORE THE UNITED STATES SUPREME COURT FOR REVIEW.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

o0o

Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

o0o

Items from Council Members

None.

o0o

Council Member Requests to Agendize Future Items

None.

o0o

Adjournment

There being no further business, at 1:33 a.m., Tuesday, June 25, 2019 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Parking Authority and Culver City Housing Authority Board adjourned to July 8, 2019.

o0o

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

MEGHAN SAHLI-WELLS
MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board, Culver
City Parking Authority and Culver City Housing Authority Board