DEAN C. LOGAN
Registrar-Recorder/County Clerk

May 1, 2020

Ms. Jeremy Green, City Clerk
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Dear Ms. Green:

We have completed the signature verification submitted on April 1, 2020 for AN INITIATIVE TO REQUIRE VOTER APPROVAL OF ANY ORDINANCE ESTABLISHING INTERIM OR PERMANENT RENT CONTROL OR PROHIBITION ON RESIDENTIAL RENT INCREASES IN THE CITY OF CULVER CITY, INCLUDING ANY ORDINANCE ESTABLISHING RENT CONTROL ADOPTED BY THE CULVER CITY CITY COUNCIL AFTER JANUARY 1, 2019.

The results of the signature verification are as follows:

Number of signatures filed	4,141
Number of signatures verified	4,141
Number of signatures found sufficient	2,961
Number of signatures found not sufficient	1,180
Not sufficient because duplicate	236

Please call Tiffany Olsen, Head, Data Entry and Signature Verification at (562) 462-2376 if you have any questions regarding the signature verification of this petition.

Sincerely,

DEAN C. LOGAN
Registrar-Recorder/County Clerk

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The City Attorney has prepared the following title and summary of the chief purposes and points of the proposed measure:

AN INITIATIVE TO REQUIRE VOTER APPROVAL OF ANY ORDINANCE ESTABLISHING INTERIM OR PERMANENT RENT CONTROL OR PROHIBITION ON RESIDENTIAL RENT INCREASES IN THE CITY OF CULVER CITY, INCLUDING ANY ORDINANCE ESTABLISHING RENT CONTROL ADOPTED BY THE CULVER CITY CITY COUNCIL AFTER JANUARY 1, 2019.

On August 12, 2019, the City Council of Culver City adopted an urgency ordinance. No. 2019-011, that imposed interim residential rent control measures, as well as various tenant protections. The urgency ordinance is currently in effect and will expire on August 11, 2020, unless it is extended by vote of the City Council. This proposed initiative measure would add Section 15.09.060 to the Culver City Municipal Code to prohibit the City Council from adopting any interim or permanent rent control or prohibition on the increase in residential rents, unless approved by a majority vote of the electorate. It would also prohibit the City from enforcing any rent control ordinance passed after January 1, 2019. If the proposed measure were to qualify and pass prior to the expiration of Ordinance No. 2019-011 described above, it would also require the City to stop implementation and enforcement of the urgency ordinance. In addition, the proposed measure would prohibit the City Council from extending the ordinance past its expiration date of August 11, 2020, unless the City obtains voter approval.

Notice of Intention to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Culver City for the purpose of requiring voter approval of the recent rent control ordinance and any future attempts to impose rent control on the residents of Culver City. A statement of the reasons of the proposed action as contemplated in the petition is as follows: On June 24th Culver City council voted 4-1 to enact a 3% rent freeze on Culver City apartment buildings and multifamily properties. On August 12th they voted this proposal into law. They did this even though our newest councilmen gave the impression rent control was off the table, while they were candidates. Indeed, none of the councilmembers ran on rent control. City Council claims this is an urgency, citing over 5,700 new employees coming to the local job market, causing substantial pressure on rents – an issue we knew about before the last election. Council could have resolved the anticipated shortage by providing measures to build new housing and protect existing stock. Instead, council has decided to establish rent control on all older multifamily units and apartment buildings. Economists have argued that rent control ends in disaster, resulting in accelerated gentrification as older multifamily units are driven out of business and sold to developers. Council's own consultants pointed out that rents have been steady over the last five years. This rent control ordinance includes a massive new government program complete with a rent control board and an intrusive rent registry. This new program is estimated to cost residents $1.5 million a year. We now doubt we have a good faith relationship with our city council. We feel they are pushing this in through the back door, without resident support, with minimum notification. We feel council will only use the next twelve months to build a rent control apparatus before they rubber-stamp it into permanence. Some of us wonder if accelerated gentrification is council's true intention. By harassing older multifamily units off the market, they force residents into pricier new developments unaffected by rent control measures. Newer developments are often rented for 2-3 times as much as older units. Therefore, we at Protect Culver City wish to circulate an initiative to amend the Culver City Municipal Code. We want to require voter approval of the recent rent control ordinance, and any future attempts to impose rent control on the residents of Culver City. Ron Bassilian, 4267 McLaughlin Ave. Apt. D, Los Angeles CA 90066, Anthony Rizzo, 11492 Diller Ave., Culver City, CA 90230, Zach Bevington, 11052 Culver Blvd. Apt. G, Culver City, CA 90230

To the City Clerk of Culver City

We, the undersigned, registered, qualified voters of Culver City, California, residents of Los Angeles County, hereby propose amendments to Culver City Municipal Code, relating to a prohibition on passing of rent control without a vote of the people and petition the City Clerk to submit the same to the voters of Culver City for their adoption or rejection at the next scheduled election. The proposed amendments read as follows:

Section 1. Statement of Findings and Purposes

(a) The City Council of Culver City, California has passed an urgency ordinance establishing rent control at 3% per year because they believe that there is going to be an increase of 5,749 new employees to the local job market over the next four years and thus cause substantial pressure for future rental options for residents of Culver City.

(b) Rather than resolve the purported rental unit shortage by providing for the immediate building of more housing units in Culver City, the City Council has decided to restrict the rights of owners of residential property by imposing rent control - thus encouraging the sale and further reduction of affordable rental units.

(c) The City Council has also created a new rent registry program whereby Culver City is to maintain a massive new database that contains the information of all the rental units in Culver City, the rent amounts, and the tenancy information.

(d) By passing this ordinance, the City Council broke their campaign promises to not impose rent control on the city.

(e) Therefore, the people hereby amend the Culver City Municipal Code to require voter approval of the recent rent control ordinance and any future attempts to impose rent control on the residents of Culver City.

Section 2. Voter Approval of all Interim or Permanent Rent Control Measures

Section 2.1. Section 15.09.060 is added to Title 15 to the Culver City Municipal Code to read:

(a) The City Council shall not pass any ordinance establishing either an interim or permanent rent control measure or a prohibition on the increase in residential rents unless and until that proposed rent control measure is submitted to the electorate and approved by a majority vote.

(b) All ordinances that establish either an interim or permanent rent control measure or prohibit the increase in residential rents imposed after January 1, 2019 shall cease to be imposed unless and until approved by the electorate.

NOTICE TO THE PUBLIC: THIS PETITION MAY BE CIRCULATED BY A PAID SIGNATURE GATHERER OR A VOLUNTEER. YOU HAVE THE RIGHT TO ASK.

			This column for official use only
1	**Print Name** Matthew Spaulding **Sign as Registered** Matthew Mulden	**Residence Address Only** 4C39 Coolidge Ave **City** Los Angeles, ca 90066	
2	**Print Name** Sia Famili **Sign as Registered** S. F.	**Residence Address Only** 4063 Coolidge Ave **City** Los Angeles, CA 90066	
3	**Print Name** TIM SHEA **Sign as Registered**	**Residence Address Only** 4018 COOLIDGE AVE **City** LA, CA 90066	
4	**Print Name** DALLAS E. ZURCHER, JR **Sign as Registered** Dallas F. Zurcher Jr	**Residence Address Only** 11276 MALAT WAY **City** CULVER CITY, CA 90230	
5	**Print Name** MELISSA LOUIE **Sign as Registered**	**Residence Address Only** 11203 RUDMAN DR. **City** CULVER CITY, CA 90230	