

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE CITY COUNCIL

SPECIAL MEETING OF THE  
CITY COUNCIL  
CULVER CITY, CALIFORNIA

August 17, 2020  
5:30 p.m.

**Call to Order & Roll Call**

Mayor Eriksson called the special meeting of the City Council to order at 5:32 p.m. in the Mike Balkman Chambers at City Hall via Virtual Webex.

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

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SAHL-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN TO CLOSED SESSION.

o0o

**Closed Session**

At 5:33 p.m. the City Council adjourned to Closed Session to consider the following item:

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

o0o

**Reconvene**

At 7:17 p.m. Mayor Eriksson reconvened the meeting of the City Council with all Members present.

o0o

### **Pledge of Allegiance**

Mayor Eriksson led the Pledge of Allegiance.

o0o

### **Report from Closed Session**

Mayor Eriksson indicated nothing to report out of Closed Session.

o0o

### **Community Announcements by City Council Members/Information Items from Staff**

Council Member Sahli-Wells announced virtual Fiesta La Ballona from August 21-23 at [fiestalaballona.org](http://fiestalaballona.org); discussed questions from the public regarding the ability of Council Members to attend subcommittee meetings and other bodies outside of formally noticed City Council meetings; and she indicated that any additional questions regarding the Brown Act could be directed to staff for clarification.

Carol Schwab, City Attorney, clarified that City Council Members are allowed to attend subcommittee meetings, but are not to offer input.

Council Member Lee reported viewing a video clip posted by the Culver City Police Officers' Association (CCPOA) that attempted to portray a local community organization, Culver City Action Network (CCAN) as a shadowy and secretive group; he pointed out that members of CCAN had met with the current and Acting Police Chiefs and openly mention their names and affiliations when making public comment at City Council meetings on various issues; he indicated that the video targeted a particular family that the CCPOA disagrees with; he asked that the CCPOA and its members use different methods to get their point across to the community; discussed the need to work together; indicated that no substantive changes had been made to CCPD operations, rather much work had been done to preserve jobs; and he asserted that the rhetoric of the video was unacceptable in public discourse.

Mayor Eriksson announced a Public Safety Review meeting on August 20 at 6:00 p.m. noting that login instructions were available at [www.culvercity.org](http://www.culvercity.org).

o0o

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

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Leah Pressman discussed the new program at the Senior Center to serve Culver City students from grades 3-6; eligibility; the importance of diversity; she asked that the program be expanded to include permitted, not-resident students; discussed obstacles to expanding the program; she proposed putting wifi in the parks to allow for expansion of the program; noted the urgent issue of equity; and she asked that scholarships be offered for those who cannot afford the cost.

Rhiana Diaz, Diaz School of Dance, discussed difficulties due to the pandemic and asked the City Council to help small businesses in the City other than restaurants.

Kelli Estes discussed Council Members who do not agree with their agenda; the prohibition of use of City funds to campaign against Measure RE; exemption criteria; misinformation; presenting relevant facts to the voters to reach an informed judgement on the ballot measure; concern with conflicts with Department of Justice guidelines; and using COVID-19 as an excuse to overstep authority and mislead the public.

David Coles indicated that he had wanted to provide comment during the special meeting on the Inglewood Oil Field on August 13; discussed the need to wean off dependence on fossil fuels; lifestyles that depend on fossil fuels; externalizing the nuisance of oil production to other communities; the need to build a transit system focused on walking, public transit and micro-mobility solutions; elimination of single-use plastic; non-compliance with the Polystyrene Ban; education; monitoring; he encouraged viewing the documentary: *The Story of Plastic*; and noted the need to effectively ban all single use plastics in the City.

Morgan Roth, Bird Scooters, discussed the agreement entered into between the City and Bird to operate e-scooters; micro-mobility; the limited, but effective fleet; participation in local events; research and development in the City; effects of the pandemic;

continued operations; providing clean and safe service; the actions of Los Angeles and other cities; viability of the existing service; allowing for flexibility; and meetings requested with staff to allow for continued operations.

Ron Bassilian provided an update on the Defend Don't Defund campaign; discussed efforts of CCPOA to determine who is behind efforts to defund CCPD; comments made by Council Member Lee encouraging people to define their targets; the Protect Culver City Facebook page; the Juneteenth Subcommittee on Policing meeting; confusing loopholes; CCAN demands to defund CCPD; ties to City Council candidates; and the goal of Council Member Lee to abolish CCPD.

Mark Lipman discussed an article in the Culver City Catalyst entitled: "CCPD Targets Local Advocacy Group, CCAN and Prominent Residents"; those who demand accountability from CCPD; the pro-police propaganda campaign led by CCPD and CCPOA designed to silence critics and over-inflate fears of crime in Culver City; concern that CCPD and CCPOA hold too much power in the community; restructuring use of public funds to better address the needs of society vs. maintaining a bloated police budget; targeting individuals and citizen organizations who ask for accountability; efforts to intimidate; abuse of power; implicit threat of violence; violations of ethics laws against retaliation; the violation of the law by Acting Police Chief Manny Cid by sitting on the City-side of a contract that he would financially profit from; intimidation for speaking up; lack of information available about the CCPOA; suspension of the CCPOA business license; and he asked the City Council to do their job overseeing CCPD and ask the CCPOA to cease and desist intimidation of community members.

Hilary Graham echoed an earlier request that wifi be installed in the parks to allow for the expansion of childcare to cover non-resident and low-income CCUSD students; she discussed equity for all people; and she expressed support for defunding CCPD.

Council Member Lee asked for a discussion of exploring the inclusion of families within CCUSD in expanded programming at Vets, and he indicated that his comments at the Equity Subcommittee meeting were encouraging people to be civically engaged.

oOo

### **Receipt and Filing of Correspondence**

Mayor Eriksson reported that 60-70 pages of correspondence had been distributed to Council Members.

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

o0o

### **Order of the Agenda**

No changes were made.

o0o

### **Consent Calendar Items**

Item C-1

**CC - (1) Receipt and Filing of 3rd Report on Current Emergency Response Expenditures; (2) Receipt and Filing of Approved Additional Emergency Response Purchases/Agreements; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Budget Appropriation of \$900,000 for FY2020/2021 Related Emergency Response Expenses**

Mayor Eriksson invited public comment.

The following member of the public addressed the City Council:

Paula Amezola thanked the Parks, Recreation and Community Services Department for the daycare pods for students; felt the service was essential; expressed concern with segregation based on residency; discussed the summer program; participation of the Parks, Recreation and Community Services Commission in the decision-making process; recommended adding wifi to all parks to allow expansion of the pods to open access to all students; indicated that she was running for CCUSD Governing Board; expressed concern with potential lawsuits relating to unequal access to services; and she asked that wifi be added to Item C-1.

Discussion ensued between staff and Council Members regarding adding wifi to Vets; the process; and the ability to agendize a discussion of adding to wifi to parks.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. RECEIVE AND FILE A REPORT ON CURRENT EMERGENCY RESPONSE EXPENDITURES; AND
2. RECEIVE AND FILE A REPORT ON CURRENT EMERGENCY RESPONSE PURCHASES/AGREEMENTS; AND,
3. APPROVE A BUDGET APPROPRIATION OF \$900,000 FOR ADDITIONAL RELATED EMERGENCY RESPONSE EXPENSES (REQUIRES A FOUR-FIFTHS VOTE); AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

oOo

#### **Action Items**

#### Item A-1

**CC - ((1) Continued Discussion of Rent Control and Tenant Protection Policies for Inclusion in a Permanent Program; and (2) Direction to the City Manager as Deemed Appropriate**

Mayor Eriksson discussed the process for consideration of the item.

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Mayor Eriksson invited public comment.

The following members of the audience addressed the City Council:

Robert Zirgulis took issue with criticism of CCPOA by Council Member Lee; he discussed CCAN leadership and their goals; misinformation regarding Lieutenant Luis Hernandez; Black Lives Matter; intimidation by people who call him racist; rent control; the election process; and he proposed that the item be tabled until after the election.

Leah Pressman, Protect Culver City Renters (PCCR), provided background on herself; thanked the City for keeping renters in their homes with the enactment of temporary renter protections; discussed the BAE Study; top priorities including annual rent caps, strong enforcement of anti-harassment laws, prevention of rent evictions, relocation costs, accommodations for "Mom and Pop" landlords defined as individuals with two or less units, and strategic vacancy control; establishing strong protections for the most vulnerable; housing justice; preserving diversity; prevention of displacement and gentrification; and reducing commutes.

Adham Refaat provided background on himself; discussed diversity; risks for property owners; asserted that rent control was regressive rather than progressive and had failed; asked that rent control not be continued; expressed concern with fueling gentrification and decreasing investment in property; felt the law was old and outdated; noted the need for a progressive solution; and he did not want to see burdens placed upon property owners.

Jeff Schwartz, PCCR, encouraged the City Council to be guided by facts and data; discussed cases where housing staff intervened to protect tenants from landlords defying regulations or referred tenants to Bet Tzedek for legal assistance; reported that no landlord had applied for a hardship exemption from temporary regulations; he encouraged the City Council to keep in mind who needs protection from whom noting that the temporary ordinance did not hurt landlords, but landlords had hurt tenants; discussed predictions vs. threats; credible research; and he expressed support for rental protections rather than landlord loopholes.

Paula Amezola, PCCR, provided background on herself; asked the City Council to move forward with making rental protections permanent; reported increases to property values over the last 12 months while the temporary ordinance was in effect; discussed families being displaced; the pandemic; the importance of treating people fairly no matter what their status; and she expressed concern with policies that reinforce the haves and have nots.

Sebastian Hernandez, CCAN, spoke in support of PCCR and strong rental protections; discussed holistic justice; wealth intertwined with exclusion and violence; recovering diversity through housing justice; becoming a City of Kindness; "Know Your Rights" workshops hosted by CCAN; people put at ease through

the interim ordinance; he asked that rental protections be made permanent; spoke in support of "Mom and Pop" landlords; discussed his positive experiences with "Mom and Pop" landlords; and he wanted to see a reasonable definition of "Mom and Pop" landlords that did not include corporations.

Kelli Estes discussed government bureaucracy; California AB 1482 which she felt was a more equitable option than rent control; discussed policies of other cities; enforcement and implementation; state and federal protections associated with the pandemic; popular buzz words; conflicts; concern with making rules so stringent, people will be forced to sell to developers; "Mom and Pop" retirement profits; taxes; and she wanted to see the City Council replaced.

Gayle Haberman provided background on herself; noted that affordable housing is a critical public health issue; expressed support for making tenant protections permanent; discussed data indicating that those who spend large portions of their income on rent forego medical care and healthy food which negatively affects their health; poor student performance with frequent moves; the history of racist housing policies in Culver City; discrimination; promoting public health by allowing the stability of an affordable home; preserving racial and economic diversity being lost in the City; and allowing people to benefit from City resources.

Fred Sutton, California Apartment Association, discussed their request to hold further stakeholder consideration of the complex issues outside of City Council deliberation; vacancy decontrol; administrative pass-through to encourage improvements; Net Operating Income (NOI); guaranteed minimum increases with a flexible, higher cap; tenant protections with a lease in the first year; recovery for a unit with substantial renovation; essential work; and he noted the need for additional consideration as he felt the proposed program replicated policies in Santa Monica and would increase costs for renters.

Juri Ripinsky provided background on himself; discussed the divide between tenants and owners; asserted that all citizens needed to be protected; discussed the consultant report; he wanted to see a solution for everyone before any decisions were made; and he asked that the City hold a session to promote working together to find a solution.



Freddy Puza, PCCR, asked the City Council to support strong rental stabilization and protections; asserted that housing is a human right; wanted to see fair and equitable solutions for everyone; he asserted that rental protections did not hurt good landlords; discussed AB 1482; the need for strong anti-harassment policy; costs of administering the program; creating stability and predictability in the community; maintaining diversity; ending abuse of the system; and preventing large rent increases and unlawful evictions while still allowing for a fair and reasonable return on investment.

Ron Bassilian, PCC, discussed legal costs associated with rent control; "Mom and Pop" landlords; older developments; anecdotes of exploitation; he asserted that rent control was an ideological solution searching for a problem and the City Council had an agenda; discussed the ballot initiative for November; other cities that voted on rental protections; the shadowy agenda of the City Council and CCAN; and the definition of "Mom and Pop" owners.

Judi Sherman asked the City Council to enact permanent rent control as she wanted to see renters have the same security that she enjoys as an owner.

Danielle Leidner-Peretz, Apartment Association of Greater Los Angeles (AAGLA), expressed strong opposition to rent control; discussed the lack of a deliberative process and limited stakeholder engagement; the effects of rent control on the housing market; careful consideration of proposed changes; rights and obligations; "Mom and Pop" housing providers struggling to stay in the industry due to the pandemic; she urged the City Council to exempt those with 6 or fewer units; discussed relocation costs; renovations; allowable pass-through costs; and she expressed concern with disincentivizing capital improvements.

Keith Jones wanted to see rent control determined by a vote of the electorate, rather than by the City Council; discussed the measure on the November 3 ballot; misleading statements made by City Council Members indicating that voting against the measure would prevent any rent control in Culver City; the importance of letting voters decide; costs of administering a local ordinance when there is a state policy; and he asserted that rent control would hurt the City and that a yes on the ballot measure would remove the current ordinance and put any future rent control ordinance into the hands of City voters.

Mark Lipman discussed his focus on housing and support for housing justice; the green light given to developers to build whatever they want while major corporations are moving in and causing rent wars resulting in the housing and homelessness emergency in Culver City; finding housing solutions for the entire community; the work of City staff to address landlord concerns; housing policy being put forward; the Landlord Incentive Program; the Rental Assistance Program; the need for additional funding to support the Housing Department; and he expressed support for rent control.

Yasmine-Imani McMorris, PCCR, provided background on herself; expressed support for strong renter protections in the City; wanted to see annual rent increases tied to the Consumer Price Index (CPI) but never over 5%, enforcement of anti-harassment rules, prevention of evictions for renovations, support for "Mom and Pop" landlords who are individuals with one or two units, and financial incentives for no-fault evictions removed by limiting when vacant units can be raised to market rents; she discussed the goal to provide housing stability; diversity provided by renters; the power imbalance between renters and landlords; acknowledgement that rent control is not a solution to the housing crisis but it would make a difference for community members; the General Plan Update; efforts to add affordable housing; number of housing units vs. jobs; renter protections as an equity issue; and providing one solution for a bigger issue.

Noah Zatz discussed harassment protections; creating vacancies to raise rents; application of vacancy decontrol; Prop 21; the exemption for new construction; application of the current single family home exemption only to those owned by individuals rather than those owned by corporate landlords; evictions for renovations; no fault evictions; pass-throughs; and renovations that actually benefit renters rather than just increasing rents.

Michelle Weiner, PCCR, provided background on herself; expressed support for comments made by Noah Zatz; asserted that the vesting period was burdensome to tenants; discussed pass-through costs; opposition to additional for-cause termination grounds for subletting or adding additional occupants where the lease is silent; and having the burden remain on landlords to include items in the lease.

Luke Freeborn was called to speak but did not respond.

Isaac Jakubowicz expressed support for permanent rent control; discussed the current financial crisis created by the pandemic; the disparity between the haves and have nots; increased homelessness; housing as a human right; market rates; and the need for a cap.

Meg Sullivan discussed the difficulty of providing feedback on the technical information provided; the need to form a technical committee before going any further; concern that the City Council has not been receptive to suggestions from Friends of Culver City Housing; standard measures of fair and reasonable return on investment under rent control; losses of rent stabilized units in neighboring cities; the risk/reward ratio; punishing regulations; risks that go with multi-family rental housing; and compliance with Regional Housing Needs Assessment (RHNA) numbers.

Heather Baker, Assistant City Attorney, discussed the Tenant Protection Checklist; unauthorized subletting; material rental agreement terms; for-cause evictions; adding additional adult occupants without permission; the current interim ordinance; ensuring that the number of occupants does not exceed the maximum set by state law; recovering manager units; and sample provisions.

Discussion ensued between staff and Council Members regarding additional cause for termination; agreement that unauthorized subletting and additional occupants should not be included unless it is already included in the landlord-tenant agreement; similarities and differences in provisions in AB 1482; state law regarding recovery of the manager unit; and support for using the West Hollywood provision with regard to recovery of the manager unit.

Heather Baker, Assistant City Attorney, discussed recovery of a rental unit for conversion to affordable housing; indicated that staff did not recommend including that as it is less protective than state law and local tenant protections must be at least as protective as state law; the substantial renovation issue; and ways other cities handle renovations.

Additional discussion ensued between staff and Council Members regarding the Los Angeles model; staffing resources; involvement of different departments; the habitability report included in the West Hollywood plan; ensuring fair housing protections; ensuring habitability; meeting codes and standards; neighborhood standards; addressing deferred maintenance;

concerns regarding fair housing; the need to protect tenants; ensuring that renovations are not made just to remove tenants; allowing owners to maintain their investments; increases to program size, staff requirements and costs with following the LA model which would require inspection of properties in the City; reliance on LA data for habitability; local standards based on local codes; federal habitability guidelines; standards for the interior and exterior of units; staff time required to develop and enforce standards; using renovation as a means to remove long-term tenants who are paying a lower rent; wear and tear associated with children in units; addressing cosmetic issues vs. structural issues; making a side-by-side comparison of programs when the item returns in September; streamlining the process to achieve the stated goal of protecting renters from being evicted for renovations; providing voters with a clear choice on rent control in November; comparing administrability and impacts; concern with seniors being evicted; combining the best elements of both; protecting vulnerable households; and continuing the process after the election.

Heather Baker, Assistant City Attorney, discussed tenants protected from owner occupancy no fault evictions; displacement of households with school-age children during the year; and the definition of low-income.

Additional discussion ensued between staff and Council Members regarding concern with creating an administrative burden for staff; protecting against Section 8 discrimination; and the importance of having the time to hear from people and address needs that come up for tenants in the City.

Heather Baker, Assistant City Attorney, discussed relocation assistance.

Discussion ensued between staff and Council Members regarding timing and amount of the relocation assistance payment; "Mom and Pop" properties; allowing for an appeals process; waivers; permitting reductions through the overall appeals process for extenuating circumstances; creating a single process to address hardship; leaving the timing of payment the same; reduced payment to 50% for smaller landlords; limiting instances when the discount applies to family member move-in; and reasons for no-fault evictions.

Heather Baker, Assistant City Attorney, discussed exemptions and allowances for "Mom and Pop" landlords and defining "Mom

and Pop" landlords.

Discussion ensued between staff and Council Members regarding ensuring that the definition of "Mom and Pop" landlord includes a stipulation that the property is not owned by a corporate entity and includes ownership of a maximum of two units anywhere; professional landlords; owner-occupancy distinction; allowing for three units if it is a single family home, Accessory Dwelling Unit (ADU) and Junior ADU; the feasibility of determining what people own; the intent of the restrictions; due diligence; compliance; trust; preserving affordable housing; unintended consequences; taking time to engage in dialogue; determining what is fear and what is reality; concern with imposing a limitation of two units; instances where "Mom and Pops" have created an LLC to protect themselves; the practice of Los Angeles to designate those who own 4 units or less as "Mom and Pop"; protecting affordable units and smaller owners; retirement; addressing issues as they arise; the process; outreach; input received; dialogue with tenants and property owners; consensus to include a placeholder to bring the ordinance forward with continued outreach and dialogue; non-corporate entities; the appeals process; research; trusts; administration of the rent registry; and coordination with staff to help with research.

Heather Baker, Assistant City Attorney, discussed voluntary buy-outs; incentive payments; and City regulatory oversight.

Discussion ensued between staff and Council Members regarding state law; setting a minimum buy-out; simplification of the process; disclosures required prior to making a buyout offer; ensuring a formalized process; and transparency.

Additional discussion ensued between staff and Council Members regarding clarification that items that achieved Council consensus at the July 16, 2020 meeting were not included in the checklist; vacancy decontrol; and the interim rent control ordinance.

oOo

#### **Recess/Reconvene**

Mayor Eriksson called a brief recess from 10:29 p.m. to 10:35 p.m.

oOo

Item A-1  
(Continued)

**CC - ((1) Continued Discussion of Rent Control and Tenant Protection Policies for Inclusion in a Permanent Program; and (2) Direction to the City Manager as Deemed Appropriate**

Tervis Barnes, Housing Programs Administrator, discussed exemptions to rent control; non-governmental subsidized affordable housing units; single family residences that share a property with an ADU; income and rent restrictions; built in rent-caps; the inclusionary housing ordinance coming forward to help with RHNA numbers; incentivizing developers to participate in the inclusionary housing ordinance; single family residences that share a property with an ADU; state law; the affordable ADU program; and covenant agreements.

Discussion ensued between staff and Council Members regarding the affordable ADU program; benchmark rents; exemptions for ADUs to encourage production and increase overall housing stock; reducing demand on overall housing the City; the benchmark under development law; anticipated number of units to be created in the next year; Costa Hawkins; addressing a situation where rent control is triggered if a single family homeowner downsizes and creates an ADU to move into in order to rent out their home; the goal to encourage affordable ADUs; providing stability and predictability with rents; the state provision allowing for a 10% increase; inclusionary units; non-government subsidized affordable units; providing reassurance that for the life of the covenant the unit would be subject to income standards and not necessarily the City-wide ordinance; ensuring that new building is not discouraged; limiting to owner-occupied new construction; use of a rolling date; the feeling that people would not be disincentivized by being allowed to raise the rent a fair amount; setting of the initial rent when a unit is new; allowing new units to be exempted for 15 years; agreement to have the item return to the City Council with real world examples of how it would be helpful; incentivizing missing middle housing; consensus not to allow exemptions for single family homes; and additional information to come back on regarding non-government subsidies with examples.

Jesse Mays, Assistant City Manager, discussed permissible rent increases; annual CPI averages vs. year over year CPIs; and guaranteed minimums vs. guaranteed maximums.

Discussion ensued between staff and Council Members regarding potential volatility; landlords who say they do not raise their rent each year; consensus for using the annual average, a minimum of zero and maximum of 6%; the CPI; the difficulty of planning against extreme events; the annual CPI adjustment; the intent to provide stability and keep tenants housed; inflation rates; evidence that spikes smooth out over time; vacancy decontrol; voluntary vacancies; for-cause evictions; no-fault evictions; ensuring that pushing people out is not being incentivized; and agreement that vacancy decontrol is only for volunteer or for-cause evictions.

Jesse Mays, Assistant City Manager, discussed the fair and reasonable return analysis; maintenance of net operating income; eligibility to raise rents; CPI; mortgage debt service; and capital improvements.

Discussion ensued between the consultants, staff and Council Members regarding communication from landlords about the difficulty of analyzing fair and reasonable return; findings in West Hollywood; capital improvement pass-throughs; maintenance of NOI; cost benefit analysis; ensuring clear communication of concepts to the landlords; full CPI adjustment; not including mortgage debt service; the amortization of capital improvements using cost recovery formula; health and safety improvements; requiring landlords to prove they cannot make a fair and reasonable return anytime they want to make capital improvements vs. engaging in a cost recovery program for capital improvements; different policies depending on the jurisdiction; improvements not included in other cost recovery programs; landlords who do not set aside money for capital improvements; complexities of the situation; unintended consequences; the need for help from landlords and property owners to formulate something that works for everyone; the importance of finding a balance; amortization of capital improvements; deferring technical decisions to staff; getting a sense of the conceptual vision of the City Council; sharing of costs; included maintenance in NOI; ensuring stability; planning for maintenance; guarding against huge spikes in costs; clarifying the definition of capital improvements; separating capital improvements from NOI; clarifying what are actual improvements vs. embellishments to justify rent increases; bringing actual value to the renter; making a property attractive to new renters; making capital improvements during vacancy decontrol; fundamental maintenance issues; allowing a limited subset of capital investments to pass-through; government mandated and health and safety improvements; 10-year period of amortization;

keeping increases within a limited surcharge of the rent; owner-performed labor costs; structure of the pass-through in rent increases; temporary rent surcharges vs. permanent rent increases; limitation of the monthly pass-through; the hardship exemption for low-income tenants; allowing the landlord to make improvements but still make a profit; extending amortization until money is recouped; and Council agreement on the temporary rent surcharge, limitation on monthly pass-through, and the hardship exemption.

Jesse Mays, Assistant City Manager, discussed the rent registry and whether to include what housing services are included in the rent, annual registration, updates for changes in tenancy, service or amenities, and the portion of the fee passed through to tenants.

Further discussion ensued between staff and Council Members regarding support for annual updates and updates for changes in tenancy, services or amenities; fees; whether to pass through a portion of the fees; providing a standardized check list; making the process easy so it gets done; specific services; inclusion of utilities and amenities; cost fluctuation; base rent; permissible rent increases; ensuring that there are no hidden rent increases; the ability of tenants to decline the capital improvement; ensuring transparency from the start; integration of registration fees into base rents; limiting pass-throughs to 50% only for smaller landlords and for tenants in place before the moratorium; value the tenant receives from the registry; impacts to Section 8 tenants; the reference date; adding the fee into regular rent with vacancy decontrol; concern with making the registry fee a separate cost; the previous consensus on the six month vesting period; providing flexibility for tenant protection issues to allow for discussion when the ordinance is adopted; and staff agreement to return in September with draft ordinances.

o0o

#### **Public Comment - Items Not on the Agenda**

Mayor Eriksson invited public comment.

Patricia Mooney, Senior Management Analyst, indicated that no public comment had been submitted.

o0o



**Items from Council Members**

None.

o0o

**Council Member Requests to Agendize Future Items**

Council Member Lee received consensus to agendize expanding the policy for extended drop-in care in parks to include all students attending school in CCUSD.

Discussion ensued between staff and Council Members regarding expansion of wifi and capacity.

Vice Mayor Fisch noted recent difficulties with the United States mail and requested a report on how residents will be ensured the ability to vote safely and with confidence in November.

Discussion ensued between staff and Council Members regarding drop off locations and agreement to request a report from the City Clerk.

o0o

**Adjournment**

There being no further business, at 12:42 a.m. on August 18, 2020, the City Council adjourned to a regular meeting on August 24, 2020.

o0o

---

Jeremy Green  
CITY CLERK of Culver City, California  
Culver City, California

---

GÖRAN ERIKSSON  
MAYOR of Culver City, California

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