

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

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

September 14, 2020  
5:30 p.m.

**Call to Order & Roll Call**

Mayor Eriksson called the regular meeting of the City Council to order at 5:38 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

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

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Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been received for Closed Session items.

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**Closed Session**

At 5:39 p.m. the City Council adjourned to Closed Session to consider the following items:

**CS-1** CC - Conference with Labor Negotiators

City Designated Representatives: City Manager John Nachbar;  
Assistant City Manager Serena Wright

Employee Organization: Culver City Employees Association;  
Culver City Management Group; Culver City Police Officers  
Association; Culver City Fire Fighters Association; Culver  
City Police Management Group; Culver City Fire Management  
Association; Executive Management Employees

Pursuant to Government Code Section 54957.6

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**CS-2** CC - Conference with Real Property Negotiators

Re: 10858 Culver Boulevard

City Negotiators: John Nachbar, City Manager; Jesse Mays,  
Assistant City Manager; Sol Blumenfeld, Community Development  
Director; Todd Tipton, Economic Development Director

Other Parties Negotiators: Representatives of the Wende Museum  
Under Negotiation: Both Terms and Price

Pursuant to Government Code Section 54956.8

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**CS-3** CC - Conference with Real Property Negotiators

Re: 6030A Bristol Parkway, 3846 Cardiff Ave, and Public  
Rights-of-Ways Throughout City

Negotiators: John Nachbar, City Manager; Jesse Mays, Assistant  
City Manager; Charles Herbertson, Public Works Director/City  
Engineer; Michele Williams, Chief Information Officer

Other Parties Negotiators: Ting Internet

Under Negotiation: Both Terms and Price

Pursuant To Government Code Section 54956.8

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**CS-4** CC - Conference with Real Property Negotiators

Re: 9814 Washington Boulevard

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld,  
Community Development Director, Todd Tipton, Economic  
Development Manager, Todd Mooney, City Special Counsel

Other Parties Negotiators: Center Theatre Group (CTG)

Under Negotiation: Price, Terms of Payment or Both, Including  
Use Restrictions, Development Obligations and Other Monetary  
Related Considerations  
Pursuant To Government Code Section 54956.8

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**Reconvene**

Mayor Eriksson reconvened the meeting of the City Council at  
7:12 p.m. with all Members present.

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**Recognition Presentations**

Item R-1

**Presentation of a Proclamation Designating September as  
Prostate Cancer Awareness Month 2020**

Jeremy Green, City Clerk, presented a Proclamation designating  
September as Prostate Cancer Awareness Month 2020.

Freddy Mays was unavailable to speak.

Mayor Eriksson stated that the headquarters for Movember,  
Men's Health Awareness month, are located in Culver City and  
he noted that the Fire Department usually participates in  
those events.

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**Regular Session**

Mayor Eriksson convened the meeting of the Culver City Housing  
Authority Board, and the Successor Agency to the Culver City  
Redevelopment Agency Board at 7:18 p.m. with all Members  
present.

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**Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Eriksson.

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## **Closed Session Report**

Mayor Eriksson indicated that the City Council would resume Closed Session at the end of the regular City Council meeting to continue consideration of Item CS-1, and that Item CS-3 had to be re-scheduled for the next City Council meeting.

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

Vice Mayor Fisch announced a General Plan Advisory Committee meeting on September 17 to review Public Safety.

Council Member Sahli-Wells acknowledged the death and devastation happening on the west coast; discussed climate change and the need to step up efforts to address it; expressed appreciation to the fire fighters; reported that the Culver City Fire Department (CCFD) had sent strike teams up to help; discussed the Air Quality Management District (AQMD) app to monitor air quality; recent violence against two Sheriff Deputies; peaceful protests; important policy conversations; decreased safety; working together to promote peace and justice through meaningful policy changes; and she thanked Police Chief Manny Cid for his leadership during a time of crisis.

Council Member Lee discussed the need to address climate change in every action the City takes; encouraged everyone to attend the General Plan Advisory Committee meeting on September 17; noted the recognition of prostate cancer awareness; and he asked that when the meeting is adjourned that it be adjourned in memory of Chadwick Bozeman.

Council Member Small discussed impacts of the fires on his family in northern California, and he encouraged people to attend the Public Safety General Plan Advisory Committee meeting on September 17.

John Nachbar, City Manager, reported that this would be the last meeting with the City for Parks, Recreation and Community Services Director, Corey Lakin and he thanked Mr. Lakin for the positive change he brought to the department.

Mayor Eriksson thanked Mr. Lakin for his service.

Jeremy Green, City Clerk and Elections Official for the City, announced that September 22 is National Register to Vote Day; additional information was available at lacountyvote.net; and she stated that resources with information on how to vote safely in-person and remotely would soon be available at culvercity.org.

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Item I-1

### **COVID-19 Update**

Manny Cid, Acting Police Chief and Director of the Emergency Operations Center, indicated that there was nothing noteworthy to report.

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### **Presentations**

Item P-1

### **Administration of the Oath of Office to Fire Chief Kenneth Powell**

Mayor Eriksson administered the Oath of Office to Fire Chief Kenneth Powell.

Kenneth Powell, Fire Chief, thanked the City for the honor and his family for their support.

Council Members congratulated Chief Powell; expressed appreciation for his experience and leadership; thanked outgoing Fire Chief Dave White; and discussed challenges ahead.

Kenneth Powell, Fire Chief, discussed his experiences with the City and the Fire Department, and he noted that CCFD would continue to strive for excellence.

Mayor Eriksson invited public input.

Jeremy Green, City Clerk, indicated that no public comment had been received.

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Item P-2

**CC – Presentation of UCLA’S 2020 Comprehensive Project Student Report for the General Plan Update (GPU)**

Ashley Hefner, Advance Planning Manager, provided a presentation on the UCLA 2020 Comprehensive Project Student Report for the General Plan Update; discussed flattening the traffic curve; Complete Streets for Culver City; reimagining the transit gateway of Culver City; re-envisioning the Inglewood Oil Field; advancing community engagement; productive local housing policy; and she indicated that the report was available under News Items on the City website.

Discussion ensued between staff and Council Members regarding integrating the work into the General Plan process; appreciation for the timeliness and comprehensiveness of the reports; portions of the report that could be considered by the Mobility, Traffic and Parking Committee; appreciation to staff and to UCLA for their efforts; and acknowledgement of the value of the work to the City.

Mayor Eriksson invited public input.

The following member of the public addressed the City Council:

Meg Sullivan pointed out issues with the housing portion of the report; noted that the recommendations regarding rent control were based on a misunderstanding of research done by tenured faculty at other institutions; she discussed a study done in Massachusetts cited in the report; reduced property values; landlords being deprived of resources to maintain their buildings which drags down surrounding property value; rent control; supply reduction; and the Ellis Act.

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

Mayor Eriksson invited public comment.

The following individuals addressed the City Council:

Michael Winn discussed the proposed Culver City Rent Control Ordinance; the need for a finalized cost estimate; added features; statements by the Governor; AB 1482; concern with

potential damage due with additional rent control; reducing the availability of affordable housing; and concern with using the Consumer Price Index (CPI) as a rent cap.

David Coles presented a photo of a hazardous street condition on Sepulveda; discussed the Storm Water program; loss of a key east/west corridor through the City with the closure of the bike corridor on Culver Boulevard; the detour; the lack of practical alternatives; prohibiting parking to provide a safe option; use of public roads for car parking; and public interest.

Mark Lipman recognized community members who volunteer their time and talents; discussed setting aside personal desires to work for the common good; the status quo; City Committee Members who have expressed concern that their ideas are not being listened to; concern with the ability of the City Manager to decide what makes it before the City Council; the need to reexamine the public process; dedicating a staff member to each Council Member to help with the work load; allowing Committee Chairs to place items on the City Council agenda; streamlining the process to better encourage public participation while ensuring that those at the top are being held to high ethical standards; and allowing the public to choose.

Ron Bassilian, Protect Culver City, discussed the organization; Measure RE; the ability of the City Council to change graduation points of the proposed graduated transfer tax; inflation issues; the focus on Measure B; the importance of keeping people informed; the ability to be flexible; concern with leaving issues up to the research of children; he asserted that they were not making endorsements yet; and he encouraged anyone interested in additional information to contact [info@protectculvercity.org](mailto:info@protectculvercity.org) or (310) 879-1579.

Kelli Estes expressed concern with audio issues; discussed failed efforts of Senator Feinstein to cut down trees to reduce fire risk; unintended consequences; considering all factors; California Government Code 54964; use of City funds for campaigning; exemption criteria; and the survey on how people are going to vote.

Paula Amezola discussed recent consideration of park signage by the Parks, Recreation and Community Services Commission; signage in Spanish prohibiting adult soccer play in parks; the municipal code; reasons for the prohibition; the failed motion

to remove the signs; lack of funds to implement recommendations in the Turf Report; identification of parks suitable for adult sports; competing commitments; lack of equitable access for everyone; signage to assist park leaders in enforcement; safety; the importance of providing green space; and the work of the Commission to address the issue.

Council Member Lee proposed that staff working on the General Plan Update take the issue into consideration; discussed the importance of supporting access for all ages; and addressing concerns around racist or perceived racist signage.

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

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

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### **Order of the Agenda**

No changes were made.

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### **Consent Calendar**

Jeremy Green, City Clerk, indicated that public comment had been received for Item C-4.

Council Member Lee asked that Items C-9 and C-10 be pulled for discussion.

Council Member Small indicated that he wanted to hear a brief staff report for C-3 and C-4.

Council Member Sahli-Wells noted that she had a question on Items C-4 and C-11.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, AND C-5 THROUGH C-8.



Item C-1

**CC:HA:SA - Approval of Cash Disbursements for August 15, 2020 to September 4, 2020**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 15, 2020 TO SEPTEMBER 4, 2020.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Special City Council Meetings on August 13, 2020, August 17, 2020 and August 31, 2020 and the Regular Consolidated City Council Meeting on August 24, 2020**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETINGS ON AUGUST 13, 2020, AUGUST 17, 2020 AND AUGUST 31, 2020 AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON AUGUST 24, 2020.

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Item C-5

(Out of Sequence)

**CC - Approval of a Purchase Order with McCain, Inc. in the Amount of \$69,454.90 to Supply Traffic Signal Poles for the Traffic Signal Left Turn Phasing Upgrade Project, PL-007, Federal Project No. HSIP 5240 (035)**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH MCCAIN, INC. IN THE AMOUNT OF \$69,454.90 TO SUPPLY TRAFFIC SIGNAL POLES FOR THE TRAFFIC SIGNAL LEFT TURN PHASING UPGRADE PROJECT, PL-007, FEDERAL PROJECT NO. HSIP 5240 (035); AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

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Item C-6

CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with Raimi + Associates, Modifying the Scope of Services for the General Plan Update (GPU); and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendment Allocating SB 2 Funding to the Project

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH RAIMI + ASSOCIATES, MODIFYING THE SCOPE OF SERVICES FOR THE GENERAL PLAN UPDATE (GPU); AND
2. APPROVE A RELATED BUDGET AMENDMENT ALLOCATING SB 2 FUNDING TO THE PROJECT (FOUR-FIFTHS VOTE REQUIREMENT); AND
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

CC - Adoption of a Resolution Confirming the August 13, 2020 Twenty-Third Supplement to Public Order (Temporary Use of City Parks for Outdoor Operation of Gyms and Fitness Establishments); August 21, 2020 Twenty-Fourth Supplement to Public Order ((1) Outdoor Operation of Youth Sports Programs; (2) Use of Designated Outdoor City Park Space for In-Person Faith Based Services and Therapeutic Small Group Meetings; and (3) Continued Waiver of Outdoor Dining and Valet Parking License Fees); and September 3, 2020 Twenty-Fifth Supplement to Public Order ((1) Reopening Indoor Services for Hair Salons and Barbershops at 25% of Maximum Occupancy; and (2) Beginning September 14, 2020, Allowing In-School Services for Students with Individualized Education Programs (IEPs) or English Learners (ELs) at K-12 Schools) Issued by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic

THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE

AUGUST 13, 2020 TWENTY-THIRD SUPPLEMENT TO PUBLIC ORDER (TEMPORARY USE OF CITY PARKS FOR OUTDOOR OPERATION OF GYMS AND FITNESS ESTABLISHMENTS); AUGUST 21, 2020 TWENTY-FOURTH SUPPLEMENT TO PUBLIC ORDER ((1) OUTDOOR OPERATION OF YOUTH SPORTS PROGRAMS; (2) USE OF DESIGNATED OUTDOOR CITY PARK SPACE FOR IN-PERSON FAITH BASED SERVICES AND THERAPEUTIC SMALL GROUP MEETINGS; AND (3) CONTINUED WAIVER OF OUTDOOR DINING AND VALET PARKING LICENSE FEES); AND SEPTEMBER 3, 2020 TWENTY-FIFTH SUPPLEMENT TO PUBLIC ORDER ((1) REOPENING INDOOR SERVICES FOR HAIR SALONS AND BARBERSHOPS AT 25% OF MAXIMUM OCCUPANCY; AND (2) BEGINNING SEPTEMBER 14, 2020, ALLOWING IN-SCHOOL SERVICES FOR STUDENTS WITH INDIVIDUALIZED EDUCATION PROGRAMS (IEPS) OR ENGLISH LEARNERS (ELS) AT K-12 SCHOOLS) ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

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Item C-8

**CC - (1) Approval of a Professional Services Agreement with the Center for Transportation and the Environment for Architectural and Engineering Services for the Development of the Transportation Department's Battery Electric Bus Transportation Facility Electrification Plan in an Amount Not-to-Exceed \$617,311.20; and (2) Authorization to the City Manager to Approve Amendments to the Agreement in the Additional Amount Not-to-Exceed \$296,726.56, Resulting in a Total Expenditure Not-To-Exceed \$914,037.76**

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH THE CENTER FOR TRANSPORTATION & THE ENVIRONMENT FOR AN AMOUNT NOT-TO-EXCEED \$617,311.20; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$296,726.56, RESULTING IN A TOTAL EXPENDITURE NOT TO EXCEED \$914,037.76; AND
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-3  
(Out of Sequence)

**CC - Adoption of a Resolution Approving and Confirming the Findings of the 2019 Annual Housing Element Progress Report**

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the proposed 100% affordable housing project at Culver Palms Methodist Church; the 2021 Regional Housing Needs Assessment (RHNA) cycle; measures the City is required to take to meet numbers in the future; and incentives to encourage housing production.

THAT THE CITY COUNCIL: APPROVE AND CONFIRM THE FINDINGS OF THE 2019 HOUSING ELEMENT ANNUAL PROGRESS REPORT.

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Item C-4

**CC - (1) Approval of an Amendment to Existing Professional Services Agreement with Blue Ocean Civil Consulting to Include a Syd Kronenthal Park Feasibility Study and Address Mitigation Items Associated with Drought, Flooding, and Wildfire as Identified in Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), in an Amount Not-to-Exceed \$ 151,953.24**

Mayor Eriksson invited public comment.

The following member of the public addressed the City Council:

Ken Mand expressed concern that no outreach had been done for the item; felt the location should not be considered the top priority; discussed the process; the need to analyze the upcoming demand on Syd Kronenthal Park given the new development going on; finding funding for an easier project; support for moving forward with other components of the agenda; wanted to see his comments entered formally into the record so that if the application moves forward, it includes a disclosure that residents in the Arts District have serious concerns about the impact of a potential 10 acre project on the community; he asked that a less impactful project be

considered with the grant money available; and he asked that draft concepts be presented as part of the staff report.

Kim Braun, Environmental Programs Operations Manager, provided a summary of the material of record.

Charles Herbertson, Public Works Director, clarified the area was being considered, but there was no specific project; he discussed the program; county money; project development; public outreach; and neighborhood support.

Discussion ensued between staff and Council Members regarding conceptual drawings; potential affects to the park; restoration of the park in the long run; improvements; concern with the loss of use of the park during the project; minimizing impact; the chance to develop a project and bring it back for consideration; proximity to the Creek; nature based solutions; and work with residents to use residential space.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BLUE OCEAN CIVIL CONSULTING FOR THE STORMWATER QUALITY MASTER PLAN TO INCLUDE A SYD KRONENTHAL PARK FEASIBILITY STUDY AND ADDRESS MITIGATION ITEMS ASSOCIATED WITH DROUGHT, FLOODING, AND WILDFIRE AS IDENTIFIED IN MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (MJHMP), IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED, \$151,953.24, RESULTING IN AN AGGREGATE CONTRACT AMOUNT OF \$452,793.24; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9  
(Out of Sequence)

**CC - (1) Consideration of Adoption of a Resolution in Support of Proposition 15, the California Schools and Local Communities Funding Act of 2020, which Appears on the November 3, 2020 Ballot; and/or (2) Direction to the City Manager as Deemed Appropriate**

Council Member Lee discussed components of Proposition 15; endorsements; the minor correction provided on page 2, line 22 that clarified that the tax would not be entirely eliminated: "Prop 15 eliminated up to \$500,000 of the business equipment tax"; and he expressed support for the proposition.

Mayor Eriksson felt that expressing strong support for the proposition was a slippery slope; expressed appreciation to staff for cleaning up the language; concern with overstepping what can be done as a City; support for neutral language; discussed rules and regulations; and he indicated that he would abstain from the motion.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION IN SUPPORT OF PROP 15: SCHOOLS AND LOCAL COMMUNITIES FUNDING ACT OF 2020.

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Item C-10

**CC - Adoption of a Resolution Approving and Ratifying the Submission of a Grant Application to the Baldwin Hills Conservancy for Prop 1 Funding for the Greening the Greenway: Ballona Creek Bike/Ped Path Sustainability, Safety and Accessibility Enhancements Project**

Heba El-Guindy, Mobility and Traffic Engineering Manager, provided a summary of the material of record.

Council Member Sahli-Wells received clarification regarding bike entrances and access points; condition of the pavement; and lighting under the Obama/Higuera bridge.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND RATIFYING A GRANT APPLICATION TO THE BALDWIN HILLS CONSERVANCY FOR PROP 1 FUNDING FOR THE GREENING THE GREENWAY: BALLONA CREEK BIKE/PED PATH SUSTAINABILITY, SAFETY AND ACCESSIBILITY ENHANCEMENTS PROJECT.

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Item C-11

**CC - Adoption of a Resolution Supporting and Declaring Clean Air Day on October 7, 2020**

Discussion ensued between staff and Council Members regarding free fare days; the need for a request and vote of the City Council in order to provide a free fare day on October 7; encouragement to participate in certain events; and current air quality conditions.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION SUPPORTING AND DECLARING CLEAN AIR DAY ON OCTOBER 7, 2020.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY VICE MAYOR FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-3, C-4, C-10 AND C-11.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL APPROVE ITEM C-9 AS CORRECTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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### **Public Hearings**

Item PH-1

**CC - Adoption of a Resolution Approving Tentative Tract Map No. 83093, for the Development of a Residential Condominium Subdivision at 3808 College Avenue in the Residential Medium Density Multiple Family Zone**

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR FISCH, AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT AND POSTING OF PUBLIC NOTICE.

Gabriela Silva, Associate Planner, provided a summary of the material of record.

Council Member Lee discussed construction underway.

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

Mayor Eriksson invited public comment.

Steve Kaplan was called to speak but was not available.

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

Council Members expressed support for the project

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 83093, SUBJECT TO CONDITIONS OF APPROVAL SET FORTH IN PLANNING COMMISSION RESOLUTION NO. 2020-P012, FOR THE CONSTRUCTION OF A SIX-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION.

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#### **Action Items**

Item A-1

**CC - (1) Receipt and Filing of an Update on the Parks, Recreation and Community Services (PRCS) Department Rec Extension Program and Wi-Fi Support at PRCS Facilities; and (2) Direction to the City Manager as Deemed Appropriate**

Darren Uhl, Recreation and Community Services Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the timeline to install the Wi-Fi; prioritizing building out all of the parks; community support; the continued need for Wi-Fi; the digital divide; having Vets serve as a model; prioritization of facilities; serving those areas with less amenities first; neighborhoods that feel ignored; including all students in the Culver City Unified School District (CCUSD) whether they are residents or not; policy modification; and providing services to those in need.

Mayor Eriksson invited public comment.

The following member of the public addressed the City Council:

Paula Amezola applauded the City Council for providing essential services to all students; noted the need to change



the 20 year policy for only serving Culver City residents; she felt that every park with a facility should have Wi-Fi; and she thanked the City Council for their leadership during difficult times.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: RECEIVE AND FILE AN UPDATE ON THE PARKS, RECREATION AND COMMUNITY SERVICES (PRCS) DEPARTMENT REC EXTENSION PROGRAM AND WI-FI SUPPORT AT PRCS FACILITIES.

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Item A-2

**CC - (1) Discussion of the Residential and Commercial Tenant Eviction Moratoria; and (2) Direction to the City Manager as Deemed Appropriate**

Heather Baker, Assistant City Attorney, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding leeway in context of what can be done in the commercial moratorium; restrictions for residential; data regarding other cities; call volume; commercial tenant inquiries vs. residential tenant inquiries; frustration among landlords and tenants; use of Bet Tzedek to help renters; contract authority; funding; tenants being evicted despite laws in place; information gaps; access to information and legal assistance; reasons other cities have halted commercial moratoria; support for staff recommendations; whether the eviction moratoria requires extension at the state level; effective date of the extension to the moratorium; changing conditions; ensuring that tenants are protected; and direction to staff to return in January.

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Kelli Estes discussed the fine for taking a position in Los Angeles county; felt that City should default to the state and see what the county comes up with; and she expressed concern with duplicating efforts.

Mark Lipman discussed landlord harassment of tenants who are no longer able to pay rent; foreseeable conflicts; the importance of spelling out that tenant harassment will not be tolerated; providing a viable means of reporting landlords engaged in harassment; ensuring that the Culver City Police Department (CCPD) does not become the tool of landlords for evicting tenants who they no longer want on their property; those who are situationally housed, without a written contract and have established residency; those under constant threat of being made homeless; forbidden acts of harassment; he quoted California Civil Code 789.3 a-d; and noted the importance of making it clear in the ordinance that all tenants shall be protected from harassment, whether or not there is a written contract.

Darryl Menthe, Downtown Business Association (DBA), discussed AB 3088; the four tiered reopening system; coordination; the value of legal assistance for residential tenants; the moratorium; Culver City as a leader in protecting small businesses; determining the appropriate level of protection; adopting a process that parallels new state law for residential tenants while in Tier 1 and 2; opening the repayment period and resuming rent for Tier 3; and he expressed support for restrictions for small businesses that are not publicly traded and have less than 200 employees.

Yasmine-Imani McMorris provided background on herself; expressed appreciation to the UCLA students for their work on the General Plan Update project; discussed the rent moratorium; residential renters; outreach; education; the knowledge gap; focusing on anti-harassment; and the impact of state law on Culver City.

Discussion ensued between staff and Council Members regarding support for extending the commercial eviction moratorium until the end of the emergency; determining when the emergency has played out; providing leeway; support for paralleling what Los Angeles is doing; recovery time; devastation with the loss of small businesses; benefits of having tenants in place; increased vacancies; adding nuance to the definition of emergency; changes taking place in San Francisco; length of the emergency order; providing support for commercial property owners; tying the moratorium into the state phases; support for extending to January 31, 2020 with an Economic Recovery Task Force (ERTF) discussion at that time; the Economic Outlook report from Southern California Association of Governments (SCAG); recommendations supported by public health

officials and scientific evidence; and City Council consensus to support extension to January 31, 2020 excluding large companies, with direction to the ERTF to report back.

Heather Baker, Assistant City Attorney, indicated that the public order would be extended to January 31, 2020; staff would work with the ERTF to look at nuances and information available affecting commercial tenants and return for further discussion; and she indicated that staff would include education regarding residential tenant harassment in state law in the Bet Tzedek work plan and in City efforts.

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Item A-3

**CC - Discussion and Direction Regarding Vehicle Miles Traveled (VMT) Impact Fee Exemptions for Inclusion in the Travel Demand Forecast Model (TDFM) Project Nexus Study and Economic Analysis**

Ashley Hefner, Advance Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding exemptions to the exemption; distinctions within K-12 schools; appropriate exemptions; impact fees; the Nexus study; VMT inducing impacts; conditional or scaled exemptions; relative distance to public transport; affordable housing; partial fee reductions; child care; class and mobility elements; considered benefits; and support for the staff recommendation.

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been received.

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Item A-4

**CC - (1) Designation of the City's Voting Delegate and up to Two Alternate-Delegates for the 2020 League of California Cities Annual Conference; (2) Consideration of a Position on the League of California Cities' Resolution Pertaining to the League Calling Upon the U.S. Congress to Amend Section 230 of**

**the Communications Decency Act of 1996 to Condition Immunity from Civil Liability**

Shelly Wolfberg, City Manager's Office, provided a summary of the material of record.

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been submitted.

Discussion ensued between staff and Council Members regarding attendance of the League of California Cities' Annual Conference; delegates; potential concern with the resolution by the American Civil Liberties Union (ACLU) and First Amendment issues; efforts to combat hate speech on social media platforms; concern with giving private entities the ability to decide what constitutes legal activity; enforcement; lack of support for the resolution; whether to abstain or indicate opposition to the resolution; and potential amendments that could be made by the delegates.

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

1. DESIGNATE MAYOR ERIKSSON AS THE VOTING DELEGATE AND VICE MAYOR FISCH AS ALTERNATE VOTING DELEGATE; AND,
2. TAKE A POSITION IN OPPOSITION OF THE RESOLUTION; AND
3. AUTHORIZE THE VOTING DELEGATE AND ALTERNATE VOTING DELEGATE TO CAST A VOTE EXERCISING REASONABLE DISCRETION IN THE CASE CIRCUMSTANCES AT THE GENERAL ASSEMBLY WARRANT A CHANGE IN VOTE.

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

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, indicated that no additional public comment had been received.

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**Items from Council Members**

None.

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### **Council Member Requests to Agendize Future Items**

Council Member Sahli-Wells received Council consensus to agendize consideration of adding a free bus fare day for Clean Air Day on October 7, 2020 at the special City Council meeting of September 21, 2020.

Mayor Eriksson discussed replacing an existing fare day for Clean Air Day; the Economic Development Subcommittee recommendation regarding delivery fees; and he received City Council consensus to agendize consideration of a cap on delivery fees being charged to restaurants.

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### **Recess to Closed Session**

MOVED BY VICE MAYOR FISCH AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL RECESS TO CLOSED SESSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

The City Council recessed to Closed Session at 10:43 p.m.

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### **Reconvene**

Mayor Eriksson called the meeting of the City Council back to order at 11:49 p.m. with all Council Members present.

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### **Closed Session Report**

Mayor Eriksson reported noting to report on Items CS-1, CS-2 and CS-4, and he indicated that Item CS-3 had been postponed

September 14, 2020

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MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL  
AND UNANIMOUSLY CARRIED THAT THE MEETING BE ADJOURNED IN  
MEMORY OF CHADWICK BOZEMAN.

**Adjournment**

There being no further business, at 11:50 p.m., the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Chadwick Boseman to a special meeting to be held on September 21, 2020.

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

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

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