

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 29, 2020
5:30 p.m.

Call to Order & Roll Call

Mayor Eriksson called the regular meeting of the City Council to order at 5:33 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.

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

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Closed Session

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

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation

Re: Significant Exposure to Litigation (3 Items)

Pursuant To Government Code Section 54956.9 (d) (2)

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CS-2 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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Regular Session

Mayor Eriksson reconvened the meeting of the City Council and convened the meeting of the Culver City Housing Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:31 p.m. with all Members present.

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Recognition Presentations

Item R-1

A Proclamation in Honor of Raoul Wallenberg Day on October 5, 2020

Mayor Eriksson presented a Proclamation in honor of Raoul Wallenberg Day on October 5, 2020.

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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 nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Lee reminded everyone to take proper precautions and stay hydrated during the hot weather; noted that information about cooling centers was available at ready.lacounty.gov; and he reported he would be participating in a webinar on October 7 put on by standearth.com

Council Member Sahli-Wells pointed out that the City Council meeting had been scheduled on a Tuesday due to the Yom Kippur holiday, noting the conflict with the presidential debate; announced the Third Community Teach-In with the Equity Subcommittee on October 2 with additional information available at culvercity.org; and she indicated that she would be participating in a webinar on October 7 to discuss Culver City's recent vote to phase out oil drilling with more information available at climatecenter.org.

Council Member Small reported participating in a panel with other area cities to discuss outdoor dining programs, and he indicated that additional information was available at urbanlandinstitute.org

Jeremy Green, City Clerk, announced the October 19 deadline for people to register to vote; she indicated that every registered voter with a correct address would receive a vote by mail ballot for delivery starting on October 5; vote by mail ballot requests are accepted until October 27; and she discussed drop off locations for vote by mail ballots and vote centers.

Council Member Sahli-Wells received clarification that the U.S. Census had been extended until October 31 and she encouraged everyone to be counted.

Heba El-Guindy, Mobility and Traffic Engineering Manager, reported that on September 25, the Baldwin Hills Conservancy Board had voted to award Culver City Prop 1 grant funds for enhancements to the Ballona Creek path; she indicated that if awarded, Urban Greening grant funds could diminish the amount of local matching funds required; and she reported on Public Works Department grants received and in process.

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Item I-1

COVID-19 Update

Manny Cid, Acting Police Chief and Director of the Emergency Operations Center, indicated that COVID numbers continued to trend in a positive direction; discussed the Community Risk Reduction Team; senior living facilities; he encouraged everyone to get flu shots and continue social distancing and wear masks; and he announced a drive through flu shot clinic at Veterans Park on November 12 in conjunction with Los Angeles county.

Council Member Sahli-Wells received clarification regarding outreach for the flu shot clinic.

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Joint Public Comment - Items Not on the Agenda

Mayor Eriksson invited public comment.

The following individuals addressed the City Council:

Kelli Estes expressed concern with enacting rent control; community outreach; costs; overreliance on social media; and she asserted that the City should use regular mail to alert residents about important decisions that the City is making.

Leah Koch, The Ripped Bodice Bookstore, discussed the Culver City Farmers Market; the fact that neither the City or the Farmers Market are required to obtain approval from surrounding businesses to operate; impacts to surrounding

businesses; lack of oversight; cooperative permitting; identification of a model that works for everyone; she proposed that the market be required to obtain signatures of support from surrounding businesses in Los Angeles and Culver City once per year; she noted the lengthy process to consider moving the market and felt that action should be taken in the meantime; acknowledged that her business is located in Los Angeles; agreed to provide proof of support from Culver City businesses if necessary; and she asserted that City Council action was necessary as staff had repeatedly indicated that they take direction from the City Council.

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Receipt and Filing of Correspondence

Mayor Eriksson noted that 22 pages of correspondence had been received.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, 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

Mayor Eriksson noted that Items C-7 and C-10 needed to be pulled pending additional staff direction.

Jeremy Green, City Clerk, reported a staff request to remove Item C-3 from the agenda for consideration at a future meeting.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-4, C-5, C-8, C-9, C-11 AND C-12.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for September 5, 2020 to September 18, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR SEPTEMBER 5, 2020 TO SEPTEMBER 20, 2020.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on September 14, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON SEPTEMBER 14, 2020.

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Item C-3

CC - (1) Award of Construction Contract in the Amount of \$422,657.50 to CEM Construction Corporation, as the Lowest Responsive and Responsible Bidder, for the Construction of Community Development Block Grant (CDBG) Sidewalk Barrier Removal & Repair Project (CDBG Project No. 602150-19 & 602154-19) and Concrete Curb and Gutter, Sidewalk, and Curb Ramps Project (Project No. PZ-428); and (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-To-Exceed \$63,398

This item was deferred to a future meeting.

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Item C-4

CC - Adopt a Resolution Authorizing the City Manager or Designee to Submit a Claim to the Los Angeles County Metropolitan Transportation Authority (Metro) for Transportation Development Act (TDA) Funds for FY20-21

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FY20-21.

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Item C-5

CC - Authorization to Enter into an Agreement with the Metropolitan Water District and West Basin Municipal Water District for City's Participation in Metropolitan Water District's Stormwater for Direct Use Pilot Program, Including Receipt of Funds in the Amount of \$500,000 for Construction, Monitoring, and Reporting for the Culver Boulevard Stormwater and Realignment Project: and 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in the Amount of \$500,000 to Increase Revenue Funds Available and Increase Expenditure Funds Available for Participation in this Program

THAT THE CITY COUNCIL:

1. AUTHORIZE THE CITY TO ENTER INTO AN AGREEMENT WITH THE METROPOLITAN WATER DISTRICT AND THE WEST BASIN MUNICIPAL WATER DISTRICT TO RECEIVE FUNDS IN THE AMOUNT OF \$500,000 FOR CONSTRUCTION, MONITORING, AND REPORTING FOR THE CULVER BOULEVARD STORMWATER TREATMENT AND FILTRATION PROJECT; AND
2. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$500,000 TO INCREASE REVENUE FUNDS IN ACCOUNT 434.8000.730100 AND INCREASE EXPENDITURE FUNDS IN 434.80000.730100.PR002. (A BUDGET AMENDMENT REQUIRES A FOUR FIFTHS VOTE); 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-6

CC - Adoption of a Resolution Approving the Final Map for Tract Number 73978 Consisting of a Merger and Resubdivision of 52 Lots and Creation of 3 Lots and 9 Air Space Lots for the Ivy Station Project Located at 8824 National Boulevard

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE FINAL MAP FOR TRACT NUMBER 73978 CONSISTING OF A 52-LOT RESUBDIVISION FOR 3 LOTS AND 9 AIRSPACE LOTS AT 8824 NATIONAL BOULEVARD.

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Item C-8

(Out of Sequence)

CC - (1) Approval of a Professional Services Agreement with Sam Schwartz to Plan, Design, and Implement Tactical Transit Lane Pilot Projects in an Amount Not-to-Exceed \$705,259.60; and (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Agreement; and (3) Authorization to the City Manager to Approve Amendments to the Agreement for Contingency Costs of 15% Not-to-Exceed \$105,790.00

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SAM SCHWARTZ TO PLAN, DESIGN AND IMPLEMENT TACTICAL TRANSIT LANE PILOT PROJECTS IN AN AMOUNT NOT-TO-EXCEED \$705,259.60; AND,
2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AGREEMENT; AND
3. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 15% NOT-TO-EXCEED \$105,790; 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.

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Item C-9

CC - Approval of an Amendment to the Existing Agreement with Natural Gas Systems to Provide Maintenance Services at the Culver City Transportation Facility's Compressed Natural Gas Station for an Additional Three-Month Period in an Amount Not-to-Exceed \$7,500

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH NATURAL GAS SYSTEMS TO PROVIDE MAINTENANCE SERVICES RELATED TO CULVER CITY'S COMPRESSED NATURAL GAS STATION FOR AN ADDITIONAL THREE-MONTH PERIOD IN AN AMOUNT NOT-TO-EXCEED \$7,500; 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-11

(Out of Sequence)

CC - Authorization of Free Fare Days for Culver CityBus in Association with Clean Air Day on Wednesday, October 7, 2020

THAT THE CITY COUNCIL: AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS ON CLEAN AIR DAY, WEDNESDAY, OCTOBER 7, 2020 OR PROVIDE ALTERNATE DIRECTION AS DEEMED APPROPRIATE.

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Item C-12

CC - Adoption of a Resolution Confirming the September 17, 2020 Twenty-Sixth Supplement to Public Order (Extension of Commercial Tenant Eviction Moratorium) 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 SEPTEMBER 17, 2020 TWENTY-SIXTH SUPPLEMENT TO PUBLIC ORDER (EXTENSION OF COMMERCIAL TENANT EVICTION MORATORIUM), 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-7
(Out of Sequence)

CC - (1) Discussion Regarding Advancing Funds to the Downtown Business Association and Culver City Arts District in Connection with the COVID-19 Pandemic; and (2) Provide Direction to the City Manager as Deemed Appropriate

Todd Tipton, Economic Development Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding support for the staff recommendation to advance monies to the DBA and the Arts Business District; provisions for financial hardship; compliance; enforcement; application of partial payments to the assessment first; holding back approvals if business tax is not paid; interest payments for non-payment of business taxes; concern with adverse effects to revenue; the pandemic; using permits as a leverage point to get people to the table; businesses who consistently do not pay the assessment; balloon payments; creating a culture of compliance; penalties applied to the assessment; and support for taking a phased approach.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY VICE MAYOR FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ADVANCING FUNDS TO THE DOWNTOWN BUSINESS ASSOCIATION AND CULVER CITY ARTS DISTRICT IN CONNECTION WITH THE COVID-19 PANDEMIC.

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Item C-10
(Out of Sequence)

CC - (1) Third Review of the Need for Continuing the Local Emergency Declared on March 14, 2020 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, in Accordance with the

**Requirements of Government Code Section 8630; and (2)
Direction to City Manager as Deemed Appropriate**

Lisa Vidra, Senior Deputy City Attorney, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding whether to continue to a date certain; aligning with Los Angeles county; jurisdiction; Los Angeles County Public Health; regular updates from the City Manager; and agreement to maintain the status quo.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: PURSUANT TO GOVERNMENT CODE SECTION 8630, CONDUCT A THIRD REVIEW OF THE NEED FOR CONTINUING THE LOCAL EMERGENCY DECLARED ON MARCH 14, 2020 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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Action Items

Item A-1

CC - (1) Appointment of a Member to the LAX Area Advisory Committee (LAXAAC); (2) Direction to the City Clerk Related to Two Vacancies on the Disability Advisory Committee (DAC); and (3) Discussion and Direction to the City Clerk Related to Eligibility Requirements and Future Vacancies of, and One Current Vacancy on, the General Plan Advisory Committee (GPAC)

Jeremy Green, City Clerk, discussed the erroneous appointment to the LAX Advisory Committee made in June during the annual process and indicated that an applicant was present to speak.

Mayor Eriksson invited public comment.

The following member of the public addressed the City Council:

Taria Lewis provided background on herself; discussed her motivation for serving; the need for increased communication; impacts of the airport on the community; interface between the City and the airport; and ensuring that Culver City has a voice in upcoming changes.

Discussion ensued between staff and Council Members regarding support for the incumbent due to the learning curve involved in the process; support for improving communication; and the late application from Mr. Wahlert.

Additional discussion ensued between staff and Council Members regarding resignation of two Disability Advisory Committee (DAC) Members; outreach; options; the process; applicants for the DAC; simplifying the process; whether a full Committee is necessary in order to complete the work; and support for the two applicants.

Ashley Hefner, Current Planning Manager, discussed General Plan Advisory Committee (GPAC) vacancies; City policies; residency requirements; the Municipal Code; eligibility requirement; GPAC Bylaws; the current member moving out of the City but interested in continuing to serve; and past members who were not residents.

Further discussion ensued between staff and Council Members regarding a recent resignation by a Member who was not a resident but was selected due to being a non-profit leader in the community; expertise of the member requesting to stay despite moving out of the City; work with mental health advocacy groups in the City; consideration of a recommendation from the outgoing member; allowing Council Member Lee to replace the appointment; support for allowing the current member moving out of the City to continue to serve; the feeling that non-residents with a strong connection to the City should not be disqualified; Culver City business owners who do not live in town; guidance regarding future appointments; and support for allowing the new Council Members to decide.

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT JOHN WAHLERT TO THE LAX AREA ADVISORY COMMITTEE (LAXAAC) FOR A TERM FROM JANUARY-DECEMBER 2021.

Discussion ensued between staff and Council Members regarding which applicant to appoint to serve in the seat with the longer term for the Disability Advisory Committee.

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT MARCY SOOKNE TO SEAT NO. 3 OF THE DISABILITY ADVISORY

COMMITTEE AND JORGE ALVAREZ TO SEAT NUMBER 4 OF THE DISABILITY ADVISORY COMMITTEE (DAC) TO FILL INCOMPLETE TERMS OF THREE YEARS AND FOUR YEARS RESPECTIVELY.

Mayor Eriksson summarized direction to staff regarding the General Plan Advisory Committee that residency not be required, but that a strong connection to the City is required, and Council Member Lee is to return with a suggestion to fill the vacancy.

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Item A-2

CC - Presentation of the Fiscal Year (FY) 2019/2020 Unaudited Financial Report for the General Fund

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their work; Treasury interest rates; upcoming challenges; CalPERS; waiting to see how severe things get; the CARES Act; increased layoffs; impacts to spending; the importance of sales tax revenue; vacant staff positions; strategically putting things back into the budget before anything is added; the forecast; good fiscal management that resulted in a healthy reserve that exceeded policy requirements; support for not having to fire any staff; lost revenue; Transient Occupancy Tax (TOT); support for moving forward with caution; restaurants; the Outdoor Dining Program; appreciation to the Economic Recovery Task Force for their efforts; cannabis revenue; increased home delivery; the number of agreed upon businesses; active planning for the potential for Prop 15 to pass; useful allocation of funds; pension liabilities; strategic planning; Utility Users Tax (UUT); and potential revenue from streaming.

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Item A-3

CC - (1) Adoption of an Ordinance Amending Chapter 15.09, Rental Housing, of the Culver City Municipal Code to Add a New Subchapter 15.09.200, et seq., Rent Control; (2) Adoption of an Ordinance Amending Chapter 15.09, Rental Housing, of the Culver City Municipal Code to Add a New Subchapter 15.09.300,

et seq., Tenant Protections; (3) Consideration of City's Role, if any, in Ellis Act Procedures for Removal of Rental Units from Rental Housing Use; and (4) Direction to the City Manager as Deemed Appropriate

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

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Mark Salkin provided background on himself; expressed disappointment in the City Council for their actions to implement rent control; discussed people who are not rent burdened; landlords who live on retirement checks; maintenance; COVID; expensive units that have no control on them; the consultants; state rent control; he felt that the City Council had looked at the issue too narrowly and their actions would come back to haunt them; and he felt that money was being taken from landlords and given to others.

Erik Alexander spoke representing The Meadows noting that the rent control ordinance would subsidize rental units for all rentals regardless of income or need; he asserted that standards would suffer as owners scramble to cut costs; discussed money spent by the City to administer the program; shifting cost burdens; equity; risks to owners; fairness; the renovation taking place at The Meadows; actions taken based on an established set of rules; he asserted that the scope of work would not be able to be completed with rent control; discussed pass through provisions; length of time to capture money spent on planned improvements; maintenance; and he asked the City Council not to approve the ordinance and instead to work with landlords toward an equitable and progressive solution.

Meg Sullivan discussed costs to run the rent control program; responsible housing providers; and she asked the City Council to rethink the ordinance and use a progressive approach to actually help people in need.

Kelli Estes discussed omission of the cost estimate; accessibility of information; economics; reasonable return on investment; equity; removal of an incentive to offer affordable housing; paying the market rate if eviction is

necessary; tenants over family; concern with taking input from UCLA professors; she asserted that the action would be overturned in court; and she urged everyone to vote Yes on Measure B.

Dennis Page asserted that the million dollar program would put landlords out of business; discussed the number of people helped vs. the number of people hurt; the state program; time and money spent on the program; encouragement toward homeownership; permanent renting; the Ellis Act; he asked that the voters be allowed to decide; and he encouraged everyone to vote Yes on Measure B.

Adham Refaat thanked the City Council for their hard work; compared the City Council to the current administration, asserting that they were trying to sneak something in at the last moment; felt that rent control was not the right cure for the problem; felt that the action was not progressive; discussed discrimination; division between landlords and tenants; resentment; he asked that the City Council listen to the data indicating that rent control did not work; and he asked the City Council not to enact rent control.

Johanna Gullick provided background on herself; expressed support for tenant rights; discussed rent stabilization; state law; flaws in the ordinance as written; costs of the program; Regional Housing Needs Assessment (RHNA); redevelopment agencies; affordable housing; utilities; the Los Angeles Rent Stabilization Ordinance; proposed a review of the program after one year; and she thanked the City Council for their hard work.

Keith Jones provided background on himself; discussed costs of the program; businesses in the downtown area not paying their fees; landlords who are not receiving rent during the pandemic; elimination of low income and affordable housing; tenants who make six figures, drive expensive cars and are getting a break on rent; and punishing those who have kept their rents low.

Kevin Lachoff expressed disappointment that the Rental Assistance Program (RAP) had not been revitalized and utilized; discussed funding for the RAP; concern with creating ill-will between landlords and tenants; the recommendation for the equity program; creating equity with income qualified rental assistance; the state program; providing flexibility for landlords to maintain their properties; and he asserted

that the City Council had created undue burden.

Kyle Nelson applauded the City Council for standing up for tenants' rights, and he acknowledged more work to be done.

Yasmine-Imani McMorris provided background on herself; thanked the City Council for supporting renters and showing political courage and will to support vulnerable community members; discussed use of the word equity without an adequate power analysis; concessions made; acknowledged that the ordinance would not solve all issues; noted the need to produce housing and preserve community; and the importance of keeping people in their homes.

Discussion ensued between staff and Council Members regarding rent control in relation to Section 8; establishing fair market rate for relocation assistance; Housing and Urban Development (HUD) payment standards; the BAE study; the vesting period; the Anti-Harassment and Retaliatory Eviction Provisions; landlords who provide utilities; establishing a review period; City Council ability to make future changes to the ordinance in response to input and experience; clarification that a Rent Board had not been considered; program costs; the appeals process; financial hardship; lack of vilification of landlords and incorporation of "Mom and Pop" landlords into the process; lack of successful petitions for financial hardship during the interim period and the potential for increased and successful applications in the future; concern with turning the issue into a partisan one; incorporating opinions of landlords, renters and homeowners into the process; the history of Culver City as an island without rent control surrounded by rent control; doomsday financial predictions; support for expanding rental assistance in the COVID context; the impact of rent control vs. the Rental Assistance Program; clarification that rent control is an anti-displacement program being pursued in concert with other programs and policy objectives; racial equity; relegation of people of color to the rental market; concern with pitting people against one another; the feeling that rent control is long overdue, but not a solution to curing racial inequities; public input; those afraid to speak up for fear of being put in harm's way financially; reasons for implementing rent control; other cities looking at rent control; the state provision; recognition of differences in rental markets and the allowance for stronger rent control provisions; negative consequences for renters who spoke up in 2015; changes for landlords; the City as an outlier before rent control was

begun; encouraging compliance with a streamlined process; providing stability and predictability; changes made as a result of conversations with stakeholders; local data; outreach; the comprehensive process; the Tenant Protection Ordinance; relocation during the unprecedented time and shortage of housing; acknowledgement that no single strategy would address the housing crisis; additional consideration; the potential for repeal; the upcoming election; the process; concern with the ultimate negative effect on affordable units in the City; comments made by smaller landlords; putting the money from rent control toward all the applicants to the Emergency Rental Assistance Program; and agreement to wait for the next City Council to discuss the Ellis Act.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CHAPTER 15.09, RENTAL HOUSING, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 15.09.200, ET SEQ., RENT CONTROL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: ERIKSSON

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CHAPTER 15.09, RENTAL HOUSING, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 15.09.300, ET SEQ., TENANT PROTECTIONS.

Additional discussion ensued between staff and Council Members regarding ensuring that the process is as easy to navigate as possible and that there is a focus on providing an appeal opportunity for those experiencing difficulty, and appreciation to staff for their efforts.

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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

None.

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Adjournment

There being no further business, at 10:48 p.m., the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting to be held on October 5, 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

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: _____