

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

REGULAR BUDGET MEETING – CITY WORK PLANS  
MEETING OF THE CITY COUNCIL  
SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD,  
CULVER CITY HOUSING AUTHORITY BOARD  
AND CULVER CITY PARKING AUTHORITY  
CULVER CITY, CALIFORNIA

March 3, 2021  
3:00 p.m.

**Call to Order & Roll Call**

Mayor Fisch convened the Regular Budget Meeting – City Work Plans of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Housing Authority Board and Culver City Parking Authority to order at 3:03 p.m. in the Mike Balkman Chambers at City Hall via Webex.

Present: Alex Fisch, Mayor  
Daniel Lee, Vice Mayor\*  
Göran Eriksson, Council Member  
Yasmine-Imani McMorris, Council Member  
Albert Vera, Council Member

\*Vice Mayor Lee arrived at 3:07 p.m.

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**Pledge of Allegiance**

Mayor Fisch led the Pledge of Allegiance.

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

None.

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

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Shelly Rosekelly expressed dismay that the Work Plan for the Culver City Police Department (CCPD) failed to address the recommendations of the Solidarity Consulting Report that had been endorsed by the majority of the City Council, but instead sought to expand police interactions with unhoused people and calls for continued police presence in mental health crises; she asserted that it ignored almost every recommendation that came from the Public Safety Review process; she urged implementation of the Solidarity Consulting recommendations; wanted to see Culver City align with shifts in Los Angeles county to decriminalize, diverge and reallocate resources away from arrests for misdemeanor crimes; she discussed racial disparity; vehicular stop and frisk; other cities making changes while Culver City does not; political courage; discontinuing the status quo; the Black Lives Matter movement; the need for fundamental change and external oversight; the importance of hearing the perspectives of Black and Brown neighbors as well as the unhoused community; marginalization; her own positive interaction with CCPD; the desire for a more equitable community; and she asserted that the budget reflected the values of the City.

Mayor Fisch stated that the City Council had agreed to agendize revisiting the consultant reports with a more expressed timeline.

Vice Mayor Lee joined the meeting.

Karim Sahli was called to speak but could not be heard.

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

Mayor Fisch reported that 12 pages of correspondence had been received.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN 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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### **Action Items**

Item A-1

**CC:HA:PA:SA - (1) Presentation and Consideration of Current and Proposed Work Plans for City Departments; and (2) (If Desired) Direction to the City Manager as Deemed Appropriate**

Serena Wright-Black, Assistant City Manager and Director of Administrative Services, introduced and thanked all staff for their efforts under extraordinary circumstances; provided an update on the Fiscal Year 2020-2021 Work Plan for Administrative Services; and discussed the proposed Work Plan for 2021-2022.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; programs that could provide better service to the City; the Employee Recognition Program; equity, diversity and inclusion training; appreciation for the professionalism exhibited by staff in addressing challenges and the need to make changes quickly; improving efficiency with Public Records Requests; eliminating duplicate efforts; My Brother's Keeper; uniting competing interests in the City; the Racial and Equity Action Plan (REAP); the Government Alliance on Race and Equity (GARE); work done on Public Safety; providing a clear framework on how to move forward as an organization; use of consultants; staff resources available for implementation; improved communication; and the planned presentation by the consultants at the next Equity and Human Relations Advisory Committee (EHRAC) meeting.

The following member of the public addressed the City Council:

Karim Sahli asked the City Council to set aside about \$2 million and a clear timeline for following up on the recommendations of the Solidarity Consulting report; noted that two Council Members wanted to move away from the status quo, but a 4/5 majority is necessary to approve the budget; he encouraged the City Council to move forward; noted the importance of taking action; discussed the relationship of Council Member Vera with CCPD and the need to recuse oneself from certain items; conflicts of interest; his own experiences when his wife served on the City Council; implicit bias; and he respectfully asked Council Member Vera to recuse himself from anything related to CCPD and the budget.

Council Member Vera reported that he had discussed matters with the City Attorney and determined that he is able to participate in discussions regarding police-related items, but would consider the need to recuse himself from items on a case by case basis as applicable.

Mayor Fisch stated that during the City Manager presentation, there would be a discussion of making room in the budget so that there is not a budget modification situation in order to fund previously committed to items.

Rolando Cruz, Chief Transportation Officer, provided a presentation on the Fiscal Year 2021-2022 Transportation Department Work Plan; discussed highlights of the 2020-2021 Work Plan; he introduced staff; and he announced the 93<sup>rd</sup> anniversary of Culver CityBus.

Samantha Blackshire, Transit Operations Manager, highlighted goals and objectives of the Fiscal Year 2021-2022 Transportation Department Work Plan; discussed farebox revenue from Culver CityBus; state and federal subsidies; financing of mobility services in the City; transit dependent riders; increased ridership; measuring, monitoring and improving ridership; investment in resources; planned improvement projects; the Downtown Circulator; the Mobility Lane; cyclists; and collaboration with the Bicycle and Pedestrian Advisory Committee.

Diana Chang, Transportation Planning Manager, provided a presentation on Move Culver City.

Mike Tobin, Deputy Transportation Officer, discussed the process for the electrification of Culver CityBus.

Samantha Blackshire, Transit Operations Manager, provided a presentation on CityRide.

Diana Chang, Transportation Planning Manager, discussed plans for micro-transit in 2021-2022.

Rolando Cruz, Chief Transportation Officer, provided a presentation on the CityFleet Division.

Hector Calvinisti, Safety and Training Coordinator, provided a presentation on safety and security.

Mike Tobin, Deputy Transportation Officer, discussed Administrative Roles and Responsibilities.

Nick Szamet, Senior Management Analyst, provided a presentation on the Ten Year Sustainability Plan

Rolando Cruz, Chief Transportation Officer, discussed the fareless system initiative and he pointed out that the crisis provided an opportunity to build back better.

Discussion ensued between staff and Council Members regarding appreciation to staff for the detailed presentation; support for the bus stop improvements; Americans with Disabilities Act (ADA) concerns; ensuring access to mobility for the disabled; support for fare-free initiatives; Dial-a-Ride and CityShare; community engagement; collaboration with the Downtown Business Association (DBA); the consultants; continued discussions with neighboring cities; connectivity; signal synchronization; coordination with regional organizations and activities; autonomous micro-vehicles; financial impacts of the proposed fareless system; funding; additional staff to help plan and implement projects; electrification of City vehicles; grants; pilot projects; finding ways to attract new riders; radio system upgrades in the Police, Fire, Transit and Public Works Departments; integrating Blue Bus and Metro; the Next CCBus app; five-second polling; data; the regional shared area for trips; impacts of the pandemic on public transportation; plans to ensure that ridership returns; national messaging efforts regarding the safety of public transportation; funding; subsidies; event structures to encourage bus riding; car share services; proposed long-term funding mechanisms for Metro; the fixed formula; offset funding; the pilot fareless program;

collaboration with the Mobility, Transportation and Parking Subcommittee; outreach to businesses in the City to connect employees to transit; Move Culver City; Transit Demand Management (TDM); establishing parking districts; leasing out City property to build revenue; Council Member support and promotion of Culver CityBus; and the three-year plan.

Charles Herbertson, Public Works Director, introduced staff; provided an update on the Fiscal Year 2020-2021 Public Works Department Work Plan; and an overview of the proposed Work Plan for 2021-2022.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; outreach and communication; requests for a community sustainability committee; Safe Routes to School; Maintenance Operations; traffic calming efforts in Fox Hills; addressing public concerns; grant funding; ongoing costs for homeless encampment cleanup; the Cart Replacement program; school drop-off; bicycle and pedestrian infrastructure; priorities; grants; landscaping; maintenance of the Studio Estates perimeter wall; the Sustainable Business program; other cities with similar programs; drones; trash/recycling containers; the Stormwater Project; the Food Recovery Program; the microgrid at the Senior Center; climate change; bike share; real time notifications around construction; development cycles; oil and grease collection and disposal; information on the City website; hazardous waste; barriers for outdoor dining; instituting outdoor dining programs in other areas of the City; funding for microgrids; Open Streets events; the Centennial Garden; the need for green space; creating a new park for everyone; parking districts; and real time data for parking.

Sol Blumenfeld, Community Development Director, provided an update on the Fiscal Year 2020-2121 Community Development Department Work Plan and an overview of the proposed Work Plan for 2021-2022.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Disa Lindgren urged the City Council to ensure that housing is a top priority; encouraged adoption of an affordable housing overlay and the legalization of fourplexes; she asked that long-term funding be set aside for affordable housing; discussed the

benefits of social housing; and the need for a timeline to establish a Safe Parking program.

Nancy Barba, Culver City for More Homes, provided background on herself; wanted the City Council to prioritize funding for an affordable housing overlay; discussed by-right building of affordable fourplexes; eliminating parking minimums; eliminating or mitigating zoning requirements that make it impractical to build apartments; creation of 100% affordable homes with minimal departmental review; funding for motel conversions; meeting the immediate need; and allowing people to grow into the community.

Mark Lipman noted that since the foundation of all public safety is housing, housing should be a top funding priority rather than a last funding priority; he did not want to see a continuation of the status quo; he discussed responsiveness to voices usually marginalized; the Housing Work Plan; underfunding of the Rapid Rehousing Program; the number of people served; the Committee on Homelessness (COH) proposal for a Direct Housing Pilot Program that was not mentioned in the Work Plan; unanimous COH support for a \$5.65 million budget request to acquire motels for reuse, establish a Safe Parking Program, expand the Accessory Dwelling Unit (ADU) Incentive Program, and fund a Direct Housing Pilot Program; and he asked that funding for the Direct Housing Pilot Program be inserted into the Work Plan for a fair discussion as it will be too late when the final vote comes up in June.

Discussion ensued between staff and Council Members regarding appreciation to staff for the presentation and to community members for their comments; timing of the recommendation from the COH; consideration of budget requests; City Council direction; the planned meeting of the City Council Housing Subcommittee to discuss Housing programs; consideration of allocation of resources and expenditures over a five-year period; the opportunity to weigh in on programming next month; ensuring that a decision is not made without understanding funding sources and who is served; the change from expending money on rental assistance to the production of permanent housing; acknowledgement of the work that has gone into the General Plan process; the amount of people served vs. money spent; effectiveness of the programs; context for data being shared; adding a lookback to the discussion; determining what kind of need is being met; the need for land to create true affordable housing; wraparound services; providing short-term solutions until people can move on and become active

participants in society; appreciation to the Economic Recovery Task Force; assistance to City businesses; the Emergency Rental Assistance Program; identifying priorities; making difficult choices as a means of moving forward; the Soft Story building Ordinance; messaging; public safety; examining the experiences of other cities; clarification on who is responsible for costs; support for the 100% affordable housing overlay; the COVID Rental Assistance Program; remaining funds; the Low Moderate Income Asset Fund; saving money by keeping people housed; the Rapid Rehousing Program; connecting people to housing; Measure H funding; the potential need to help out renters and landlords at the end of the forbearance period; motel reuse; the General Plan Update; the challenge of creating very low income housing; BLI obligations; leveraging state municipal bonds; municipal bond financing; creating a Tenant Opportunity to Purchase Ordinance; Community Facility Districts; creating a market for parking; providing mobility hubs; and creating a way to get around the City that is less disruptive to neighborhoods.

Onyx Jones, Chief Finance Officer, provided a status report on the 2020-2021 Finance Department Work Plan; and discussed the proposed Work Plan for 2021-2022.

Erica McAdoo, Procurement and Financial Services Manager, discussed accomplishments and improvements made over the past year.

Onyx Jones, Chief Finance Officer, discussed strategic plan initiatives put in place.

Discussion ensued between staff and Council Members regarding appreciation to staff; the rollout of Measure RE; the COVID-19 House Bill being considered; the Fraud, Waste and Abuse Hotline; confidence that money is held and handled in the public trust; and the Enterprise Risk report.

John Nachbar, City Manager, expressed pride in dedicated City staff, and introduced department staff making the presentation.

Shelly Wolfberg, Assistant to the City Manager, acknowledged the work of Kathleen Harrell, Administrative Clerk, and discussed the proposed 2021-2022 Work Plan for the City Manager's Office.

Jesse Mays, Assistant City Manager, discussed enhancement of internal controls and oversight; the Culver Connect Municipal



Fiber network operator; cannabis revenue and permits; and Transient Occupancy Tax (TOT) revenue.

Helen Chin, Assistant City Manager, discussed coordination with other departments and organizations to address issues related to housing and homelessness; the 2018 Plan to Prevent and Combat Homelessness; the City Council Strategic Plan; and the Safe Parking Program,

Jesse Mays, Assistant City Manager, discussed implementation of the permanent Rent Control and Tenant Protection Ordinance; a proposed residential rental permit fee; and coordination with staff and consultants to assist with implementation of programs in the long-term.

Shelly Wolfberg, Assistant to the City Manager, discussed communications and community engagement, and ensuring an active role for stakeholders.

Jesse Mays, Assistant City Manager, discussed COVID-19; the Emergency Operations Center Crisis Communications Team; the City webpage; community updates; development and enforcement of Public Orders; and City-wide employee vaccination efforts.

Shelly Wolfberg, Assistant to the City Manager, discussed economic recovery efforts; Move Culver City; and providing the most inclusive process for the community through technology during the pandemic.

Jesse Mays, Assistant City Manager, discussed upcoming projects including: meeting public demand for additional high speed options for home internet service; installation of the City-wide fiber to home network; expansion of service to all residences; free internet service for Culver City serving non-profit organizations; Culver Connect; cannabis business permitting; pipeline negotiations; development of a mobile crisis intervention program; City Hall space planning; and updates to City policies and procedures.

Discussion ensued between staff and Council Members regarding appreciation for the work of staff; the expansion of internet service in the City; enhancing housing and homeless services; the role of the City in Public Health in light of the pandemic; best practices; the Community Risk Reduction Team; enforcement; the Coronavirus Hotline; effectiveness; rubrics and metrics for social media usage; posting of mug shots; posts by individual departments; equity; being mindful of representations being

made; the Ting rollout; economic recovery; a suggestion to examine a program used by Stanislas county; the hiring freeze; consolidating the use of City Hall space; productivity and effectiveness of people working at home; a suggestion to rent out space to another governmental agency; addressing issues with CCPD and social media through the subcommittee; the process for determining the place for the free wifi location in the City; the vaccination rate for CCPD; City policies around employee vaccination; contact tracing apps; concern with City liability for transmission; leaving a buffer for the Public Safety review; and appreciation for the work of the City to remain competitive and ahead of the game in relation to other cities.

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

Mayor Fisch invited public comment.

No cards were received and no speakers came forward.

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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 9:40 p.m., the City Council, Successor Agency to the Redevelopment Agency Board, Culver City Housing Authority Board and Culver City Parking Authority adjourned the meeting to March 8, 2021.

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

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ALEX FISCH  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board, Culver  
City Parking Authority, and Culver City Housing Authority  
Board

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