

OFFICIAL MINUTES

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

February 27, 2023
7:00 p.m.

Call to Order & Roll Call

Mayor Vera called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:31 p.m. in the Mike Balkman Chambers at City Hall.

Present: Albert Vera, Mayor
Yasmine-Imani McMorris, Vice Mayor
Göran Eriksson, Council Member
Freddy Puza, Council Member
Dan O'Brien, Council Member

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Closed Session

Jeremy Bocchino, City Clerk, reported no requests to speak on Closed Session items.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:32 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment

Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Re: Quarker v. City of Culver City
Case No. B314109 (LACSC NO. BC668362)
Pursuant to Government Code Section 54956.9(d)(1)

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

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Regular Session

Mayor Vera reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority, Culver City Housing Authority Board, and Culver City Parking Authority Board at 7:01 p.m. with five Council Members present.

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Pledge of Allegiance

Mayor Vera led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor Vera indicated nothing to report out of Closed Session.

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Community Announcements by Members/Information Items from Staff

Council Member Puza reported attending the swearing in of Congresswoman Sydney Kamlager Dove and the swearing in of State Controller Malia Cohen; he indicated attending the Los Angeles Economic Development Corporation's Economic Forecast noting that information was available on their website; he discussed comments made at the event regarding the need to shift the economy to center people and the environment that they live in, and the fact that poverty and inequality are policy decisions;

the relationship to the local economy; and he invited the community to attend one of his "Fridays with Freddy" community bike rides as a way to discuss issues facing the City.

Council Member O'Brien reported attending Congresswoman Kamlager Dove's inauguration; he discussed the Culver City High School Robotics Club Open House; and he reminded everyone that the Ballona Creek Clean Up would be on March 4 at the Centinela gate.

Council Member Eriksson reported that he had also attended the Culver City High School Robotics Club Open House; he discussed his son's experience in the Club; and he indicated that he would be attending the California League of Cities General Meeting for the Los Angeles Division.

Vice Mayor McMorris discussed attending the swearing in of Sydney Kamlager Dove; hosting a Black History month event at the Village Well Bookstore; she noted that the California Reparations Task Force would be livestreaming hearings on March 3-4; she shared a quote from the Martin Luther King, Jr. Center; noted that Women's History month was coming; and she reminded everyone of their part to play in making the world a more just and equitable place.

Mayor Vera wished a Happy Birthday to City Clerk Jeremy Bocchino and he asked that the meeting be adjourned in the memory of Elaine Vidra, mother of Assistant City Attorney Lisa Vidra.

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Information Items

Item I-1

CC - Update on Homelessness Emergency (Including Project Homekey, Safe Camping and Other Housing Programs)

Tevis Barnes, Housing and Human Services Director, provided an update on efforts being made to address homelessness in the community; she discussed projects and programs related to the local Homeless Emergency; the Winter Safe Haven Program; Project Homekey; Safe Camping; the Mobile Crisis Intervention Program; severe weather; the Winter Shelter Program through the Los Angeles Homeless Services Authority (LAHSA); coordination with the St. Joseph Outreach Team; people who were able to be accommodated; continued work with LAHSA and other council

districts to bring on more shelter beds; and length of the winter program.

Elaine Gerety Warner, Interim Economic Development Manager, presented photographs illustrating progress on Project Homekey; discussed completed items; remaining tasks to be done; and she extended an invitation to anyone wanting a tour of the site.

Tevis Barnes, Housing and Human Services Director, discussed terminology; safe camp vs. safe sleep; tents. vs. suites; a recent site visit of a potential service provider and lead operator; and receipt of proposals for a food and nutrition program.

Yanni Demitri, Public Works Director, reported on the process to create a safe site for unhoused neighbors using the parking lot on Virginia Avenue; discussed fencing; efforts to create a safe and comfortable space; lighting; power generators; City trailers to be used at the site for security and staffing; picnic benches and tables; common recreational areas; areas for pets; decorative lighting; meals provided throughout the day; expected implementation during the month of March; platforms to accommodate suites with the ability to house two people; safeguards against flooding; and the shade structure to provide protection from the sun and rain.

Tevis Barnes, Housing and Human Services Director, discussed the Mobile Crisis Team; recruitment for the Human Services Intervention Director; staffing; and connecting people with needed services.

Discussion ensued between staff and Council Members regarding concerns raised about responsiveness from people calling for help on the 211 line; ongoing issues; wait times; people trying to get out of the rain; the ability of the City to meet the need; exploration of a more efficient system; number of people who were helped; clarification that the 211 system is administered by the county of Los Angeles; City discussions with LAHSA and the county on how they can improve 211; local resources to respond faster; deployment of the local outreach team; encouragement to people to call the City rather than calling 211; the need to work with LAHSA to activate more winter shelters in SPA (Service Provider Area) 5; the end of the winter season; lack of a winter shelter in Culver City; planning for next year; clarification on the area covered by SPA 5; transportation arrangements to the nearest winter shelter; the need to work with adjacent council districts; work with the COG (Council of

Governments) to create a winter shelter; LAHSA funding; Project Homekey; transitional and permanent supportive housing; the Inside Safe Program in Los Angeles; people from Los Angeles being housed in Culver City motels; motel owners that are not willing to participate; the limited number of available rooms; Mobile Crisis Teams; difficulty finding mental health clinicians; interested candidates; people from the county who want to work in Culver City; incorporating a street medicine component; number of people using vouchers; and appreciation to staff for their efforts.

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Joint Public Comment - Items NOT on the Agenda

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Bubba Fish was called to speak but did not respond.

Carlene Brown discussed shameful policy changes; appreciation for the progressive City Council minority; she applauded Mayor Vera for questioning plans for after the COVID State of Emergency status is lifted; she wanted to see a pandemic policy discussion agendized by the City Council; discussed the Medical Freedom movement; issues of mandates and censorship; hope for the evolution of collective thinking and speaking; and she referenced comments made by Aubrey Marcus on his podcast "Pandemic Postmortem: The Truth vs. the Narrative."

Melody Hansen with one minute ceded by Brigitte Perdomo, discussed a request made at the February 13, 2023 City Council meeting to agendize consideration of three new gun violence prevention measures adopted by Los Angeles county as well as other regulations advocated for by Culver 878; she thanked Council Member Puza for his support; discussed the mission of Culver 878; 2023 gun violence statistics; legally purchased firearms; asked that Culver City adopt common sense safety measures adopted by other cities to help prevent gun violence; discussed expansion of the gun seller distance ordinance; sensitive locations; prohibition of firearms and ammunition on public property; requiring gun owners to purchase liability insurance; prohibiting sales of .50 caliber handguns and ammunition; disallowing gun stores from operating out of residential areas or as home businesses; prohibiting guns at

protests or demonstrations; and instituting a sales tax for local firearm or ammunition purchases.

Megan Oddsen Goodwin reported a lack of response when calling the Culver City Homelessness Hotline over the weekend.

Tavis Barnes, Housing and Human Services Director, indicated that the City does not return phone calls, but does address messages left, and she indicated that a team had been dispatched to address the issue referenced by Megan Oddsen Goodwin.

Mary Daval discussed the terms "traffic disappearance" and "traffic evaporation"; the reverse effect of traffic generation; reallocation of road space to more sustainable methods of transport; she read a quote from an article in *Science Digest* entitled "Case Studies on Transport Policy"; discussed entrenched resistance to changes; and she indicated that she would email articles to Council Members with additional information on the phenomenon.

Margaret Peters with one minute ceded from Todd Goodwin, asked for additional information about the smash and grab theft at the Big 5 on February 11; discussed proximity of the store to local schools; lack of compliance with the new firearms permit and security ordinance passed in December; and she asked for a report on implementation of the ordinance.

Tara Barauskas, Community Corp. Santa Monica, discussed work on an affordable housing project on 4464 Sepulveda in partnership with Culver Palms United Methodist Church; the opportunity to apply for a large funding source through a state program; money for the City to use for transit infrastructure improvements along with money for the housing project; and she asked that staff be directed to work with them on the application and agenda becoming an official co-applicant.

Sarah McMahon was called to speak but was not present.

Ndindi Kitonga, Palms Unhoused Mutual Aid (PUMA), discussed recent inclement weather; time and effort spent trying to help an unhoused woman with an infant in Culver City; lack of response from the City; she questioned how the City Council could vote for an anti-camping ordinance but not provide services to constituents during the winter storm; she suggested opening up Vets and other facilities to provide support; and she expressed frustration with a lack of response.

Tavis Barnes, Housing and Human Services Director, indicated that she had not received an email on the matter; she requested an email with information about the person's location and a phone number; and she indicated that staff would reach out noting that the Outreach Team is available until 10 p.m.

Discussion ensued between staff and Council Members regarding consideration of opening up Vets during the cold weather while other places are getting ready to open; reasons there is not a winter shelter in SPA 5; logistics and consideration of all components necessary to create a cold weather shelter; Brown Act issues; the need to agendaize an item to engage in further conversation; inclusion of information in the next staff update; working toward having a cold weather shelter for next winter; and bringing the county into the conversation.

Huong Nghiem was called to speak but did not respond.

Adrian Killigrew discussed car commute times; allowing children the experience of riding their bikes; providing connected bike lanes; allowing kids a voice in meetings; the major e-bike rebate coming to California; increased ridership levels; investment in cargo-bike carriers by the USPS, UPS and FedEx; and he wanted Culver City to keep the changing culture in mind when working on new developments.

Michelle Weiner discussed her experience as a cyclist, motorist, and walker during the recent inclement weather; expressed appreciation for the bus and bike lanes; discussed visibility in bad weather; providing a safe place to be for cyclists and pedestrians; plans by Los Angeles to put in 100 miles of rapid bus lane over the next five years; taking a regional approach; and she wanted to see more bus and bike lanes.

Karim Sahli discussed the report from Housing and Human Services Director Tavis Barnes and the immediate conversation that followed; dismissal of comments from Council Member Puza; the declaration of an emergency; loss of electricity during the inclement weather; the need to open a shelter to protect the unhoused; double-speak with the new anti-camping ordinance; calling tents suites; terminology for tiny homes; and he wanted to see things called what they are.

Morris Brown provided background on himself and discussed his new book: *Hang'n with the Girls* which he felt would be a great addition to the curriculum of the Culver City Unified School District (CCUSD) and the library.

Bubba Fish discussed surveys related to MOVE Culver City; encouragement to the City Council to solicit response from other people in the region; Culver City as a job center for the region; people who use MOVE Culver City to commute; the importance of making the survey available to everyone; taking the survey with a grain of salt; bold projects in the City; and ensuring that the City does what is best for everyone as a whole to move people in the right direction.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER PUZA 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

Item C-1

CC:HA:SA - Approval of Cash Disbursements for February 4, 2023 to February 17, 2023

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 4, 2023 TO FEBRUARY 17, 2023.

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Item C-2

CC:HA:SA - Approval of Minutes of the Regular City Council Meeting on February 13, 2023

Vice Mayor McMorris received clarification from the City Clerk that the incorrectly noted vote on the anti-camping ordinance in the staff report had been corrected.

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON FEBRUARY 13, 2023.

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Item C-3

CC - (1) Approval of a Professional Services Agreement with Michael Baker International to Prepare Documents in Compliance with SB99 and AB747 and to Prepare a Five-Year Update to the Multi-Jurisdictional Hazard Mitigation Plan for the City and the Culver City Unified School District in an Amount Not-to-Exceed \$96,130; (2) Adoption of a Resolution (California Governor's Office of Emergency Services Form 130) Designating the Public Works Director/City Engineer as an Authorized Agent for FEMA Grant No. DR4407; and (3) FOURTH-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Appropriating the Remaining FEMA Grant Funds

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL TO PREPARE DOCUMENTS IN COMPLIANCE WITH CALIFORNIA SB99 AND AB747 AND TO PREPARE A FIVE-YEAR UPDATE TO THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN FOR THE CITY AND THE CULVER CITY UNIFIED SCHOOL DISTRICT IN AN AMOUNT NOT-TO-EXCEED \$96,130; AND,
2. ADOPT A RESOLUTION (OES FORM 130) DESIGNATING THE PUBLIC WORKS DIRECTOR/CITY ENGINEER AS AN AUTHORIZED AGENT TO MODIFY, APPROVE, AND SUBMIT ALL DOCUMENTS RELATED TO FEMA GRANT NO. DR4407; OES PROJECT NO. PL0099; AND,
3. APPROVE A BUDGET AMENDMENT TO APPROPRIATE THE REMAINING FEMA GRANT FUNDS (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.

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Item C-4

CC - Receipt and Filing of the Biannual Written Reports of Culver City's Commissions, Boards, and Committees

Responding to inquiry from the Vice Mayor, Parks, Recreation and Community Services Director Armando Abrego reported that recent Fiesta La Ballona Committee meeting cancellations were due to a lack of a quorum.

Vice Mayor McMorris acknowledged the number of events put on by the Equity and Human Relations Advisory Committee (EHRAC); discussed coordination with staff and Council Members to create education for the community; concern with a disproportionate burden being put on the EHRAC; demographics of other CBCs; ensuring that the EHRAC has the resources they need to do the work; and the intention set by the City Council for the EHRAC.

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Karim Sahli discussed the Fiesta La Ballona Committee workplan; review and revision of vendor selection and enforcement of the table agreement; he wanted to see enforcement of clear terms; and he noted that the National Rifle Association had been a no show, were not family-friendly, and should not be allowed back to the event.

THAT THE CITY COUNCIL: RECEIVE AND FILE THE BIENNIAL WRITTEN REPORTS OF COMMISSIONS, BOARDS, AND COMMITTEES.

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Item C-5

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the

Preparation of the Engineer's Report Thereon for Fiscal Year 2023/2024

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2023/2024.

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Item C-6

CC-Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2023/2024

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2023/2024.

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Item C-7

CC-Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report, Thereon for Fiscal Year 2023/2024

THAT THE CITY COUNCIL: ADOPT THE RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2023/2024.

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Item C-8

CC - Approval of Three-Year Agreements with PCI and Superior Pavement Markings for On-Call Signing and Striping Services, in

Amounts Not-to-Exceed \$200,000 Each (Aggregate Amount of \$400,000), and Two Optional One-Year Extensions

THAT THE CITY COUNCIL:

1. APPROVE THREE-YEAR AGREEMENTS WITH PCI AND SUPERIOR PAVEMENT MARKINGS FOR ON-CALL SIGNING AND STRIPING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$200,000 EACH (AGGREGATE AMOUNT OF \$400,000); AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE UP TO TWO OPTIONAL ONE-YEAR EXTENSIONS; 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-9

CC-1) Waiver of Formal Bid Procedures, Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of a Purchase Order with Gibraltar Perimeter Security for 18 Traffic Bollards to be Installed on Main Street, in an Amount Not-to-Exceed \$210,617.37

Discussion ensued between staff and Council Members regarding manual vs. hydraulic bollards; costs; and timeframe for delivery.

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Karim Sahli expressed support for the item; acknowledged the expense; compared the expense to the paint job at City Hall; and he acknowledged the importance and need for both projects.

THAT THE CITY COUNCIL:

1. WAIVE FORMAL BID PROCEDURES, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,

2. APPROVE A PURCHASE ORDER WITH GIBRALTAR PERIMETER SECURITY FOR 18 TRAFFIC BOLLARDS, TO BE INSTALLED ON MAIN STREET, IN AN AMOUNT NOT-TO-EXCEED \$210,617.37; AND,

3. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-10

CC - (1) Cancellation of Construction Contract Award to R2Build for Phase 1 Transportation Facility Electrification Project; and (2) Authorization to Release a New Invitation for Bids for the Project

THAT THE CITY COUNCIL:

1. CANCEL THE CONTRACT AWARD FOR R2BUILD AUTHORIZED ON DECEMBER 12, 2022 IN THE AMOUNT OF \$4,055,000; AND,

2. AUTHORIZE TRANSPORTATION TO RELEASE A NEW INVITATION FOR BIDS UPON COMPLETION OF REQUIREMENTS ANALYSIS AND BID PACKAGE DOCUMENTATION.

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Item C-11

CC - (1) Acceptance of \$132,522.72 in 2021 Assistance to Firefighters Grant (AFG) Program Funds Awarded to the City of Culver City for the Purchase of Replacement Fire Hose and Automated Chest Compression Devices; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Appropriating the Funds

THAT THE CITY COUNCIL:

1. ACCEPT \$132,522.72 IN 2021 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM FUNDS AWARDED TO THE CITY OF CULVER CITY; AND,

2. APPROVE A BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS (REQUIRES A FOUR-FIFTHS VOTE); AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-12

CC - (1) Approval of a Professional Services Agreement with Ghirardelli Associates, Inc. for Grant Writing Services in an Amount Not-to-Exceed \$500,000, for an Initial Three-Term and Two Optional One-Year Terms; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Appropriating \$150,000 from the General Fund's Unassigned Fund Balance for Fiscal Year 2022-2023

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Karim Sahli discussed the work of the grant applications team; addressing the traffic violence crisis; and bringing in money to expand the MOVE Culver City project.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GHIRARDELLI ASSOCIATES, INC. FOR GRANT WRITING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$500,000, FOR AN INITIAL THREE-YEAR TERM AND TWO OPTIONAL ONE-YEAR TERMS; AND,

2. APPROVE A BUDGET AMENDMENT TO APPROPRIATE \$150,000 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE TO ACCOUNT #10116100.6104000 FOR FISCAL YEAR 2022-2023 (FOUR-FIFTHS VOTE REQUIRED); 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-13

CC - Approval of a Services Agreement with We Are RALLY (RALLY) to Continue Development and Implementation of the City's Public Communications and Messaging Education and Engagement Program regarding Homelessness and the Homekey Motel Reuse Project in an Amount Not-to-Exceed \$112,500

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WE ARE RALLY TO CONTINUE TO DEVELOP AND IMPLEMENT A PUBLIC COMMUNICATIONS AND MESSAGING PROGRAM TO EDUCATE AND ENGAGE THE PUBLIC ABOUT HOMELESSNESS AND THE HOMEKEY MOTEL REUSE PROJECT IN AN AMOUNT NOT-TO-EXCEED \$112,500; 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-14

CC - (1) Award of a \$4,000 Off-Cycle Special Events Grant and Designation of the Walk N Rollers 11th Anniversary Celebration on March 18, 2023, as a City-Sponsored Event, as Recommended by the Special Events Grant Program City Council Ad Hoc Subcommittee; and (2) Authorization to the City Manager to Administratively Approve Applicable City Permits and Agreements Needed to Conduct the Event

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Karim Sahli expressed support for the work of Jim Shanman.

Responding to inquiry from Council Member Eriksson, Jim Shanman clarified the intent to use Main Street rather than the Plaza to activate the space that is already closed off on the weekends; he discussed taking advantage of food vendors; bike workshops; chalk painting on Main Street; the live mural project; and he cited accessibility and availability as reasons for usage.

Council Member Eriksson encouraged use of the Plaza noting the money spent on infrastructure.

THAT THE CITY COUNCIL:

1. AWARD A \$4,000 OFF-CYCLE SPECIAL EVENTS GRANT AND DESIGNATE THE WALK N ROLLERS 11TH ANNIVERSARY CELEBRATION ON MARCH 18, 2023, AS A CITY-SPONSORED EVENT, AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; AND,
2. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND AGREEMENTS NEEDED TO CONDUCT THE EVENT; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-15

CC - (1) Award a Construction Contract to United Storm Water, Inc., as the Lowest Responsive and Responsible Bidder, in the Amount of \$346,788, for the Construction of the Catch Basin Trash Excluder Retrofit Project, PW-005; and (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$34,679 (10% of Contract Amount) for Unanticipated Costs

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO UNITED STORM WATER, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$346,788 FOR THE CATCH BASIN EXCLUDER RETROFIT PROJECT, PW-005; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$34,679 (10% OF CONTRACT AMOUNT) FOR UNANTICIPATED COSTS; 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-16

CC - (1) Approval of the Community Development Block Grant Fund Allocation for Fiscal Year 2023/2024; and (2) Adoption of a Resolution Authorizing the Filing of the Application for Funding

THAT THE CITY COUNCIL:

1. APPROVE FUNDING FOR THE PROPOSED FY 2023/2024 CDBG PROJECTS; AND,
2. ADOPT A RESOLUTION AUTHORIZING THE FILING OF THE FY 2023/2024 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS; AND,
3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZED CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FY 2023/2024 CDBG ALLOCATION; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-17

CC - Approval of an Amendment to the Existing Professional Services Agreement with KOA Corporation, in an Amount Not-to-Exceed \$499,200 for Additional Construction Management Services on City Owned Property at 3860 and 3900 Sepulveda Boulevard

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION, (KOA) IN AN AMOUNT NOT-TO-EXCEED \$499,200 FOR ADDITIONAL CONSTRUCTION MANAGEMENT SERVICES ON CITY OWNED PROPERTY AT 3860 AND 3900 SEPULVEDA BOULEVARD; 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.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY VICE MAYOR MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-17.

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Action Items

Item A-1

CC - City Council Discussion and Direction Regarding (1) Termination of the COVID-19 Local Emergency; (2) Potential Urgency Ordinance Related to Commercial Tenant Eviction Moratorium Protections During the Repayment Plan Period; (3) Potential Urgency Ordinance Related to Limitation on Third Party Food Delivery Fees; and (4) Other Direction Related to the COVID-19 Local Emergency as Desired

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

Heather Baker, City Attorney, indicated that the City would be losing the ability to protect commercial tenants from eviction if the landlord was trying to evict them during their repayment period; she discussed potential remedy through civil action; implementation measures; the requirement to put the repayment plan in writing; and lack of City jurisdiction without adopting an ordinance.

Mayor Vera invited public comment.

Alicia Ide, Management Analyst, reported that the sign-in form was not working properly and she encouraged anyone who did not hear their name called to contact the City Clerk.

The following members of the public addressed the City Council:

Darrel Menthe, Downtown Business Association, discussed what would happen when protections ended; the importance of keeping promises made to small businesses; restaurant delivery fees; enforcement; the importance of fee caps; consultation with the local business community to determine what is affordable and what has changed over the past three years; and reliance on delivery business.

Karim Sahli discussed the importance of small businesses to the City; concern with the closing of "mom and pop" shops; responsibility to protect small retail and businesses; and he asked the City Council to create a small business relief fund as well as commercial tenant protections for small businesses.

Discussion ensued between staff and Council Members regarding community risk level; those with underlying health conditions; encouragement to the public to take practical steps to avoid infection; long-COVID; vaccination rates; information available about vaccinations, boosters, testing, or treatment at (833) 540-0473; waiting until April 1, 2023 to end the order; support for protecting commercial tenants who are in compliance with the repayment plan; consideration of a small business relief fund; taking a poll of restaurants regarding delivery app fees; examination of the practices of other jurisdictions; providing 30 days notice; support for booster shots; mask wearing; end dates for the federal and state emergencies; agreements that commercial renters were encouraged to enter into; support for an urgency ordinance to keep the eviction moratorium until payment terms are expiring; changes during the pandemic; current fee levels; support for letting the fee cap expire; current impacts of the pandemic; people still getting COVID or experiencing long-COVID; future pandemics; ensuring that those closest to the issues are considered; outreach; support for small businesses; the importance of valuing community members who are not already connected to the City Council or the City; small businesses who made plans based on agreements made; a suggestion for outreach by the DBA to obtain feedback regarding delivery fees; consensus to have staff do more outreach with the business community and come back with additional information regarding delivery fees for the City Council; expiration of delivery fees on April 1, 2023 with the option to enact a new ordinance; support for a draft urgency ordinance with regard to the CTEM (Commercial Tenant Eviction Moratorium) protections during the grace period; and clarification that outreach would extend to all businesses in the City, not just members of the DBA.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER O'BRIEN THAT THE CITY COUNCIL: PROVIDE DIRECTION TO THE CITY MANAGER TO TERMINATE THE COVID-19 LOCAL EMERGENCY ON APRIL 1, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, O'BRIEN, PUZA, VERA
NOES: MCMORRIN

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO BRING BACK AN URGENCY ORDINANCE RELATED TO IMPLEMENTATION OF THE COMMERCIAL TENANT EVICTION MORATORIUM PROTECTIONS DURING THE REPAYMENT PLAN PERIOD TO PROTECT TENANTS FROM EVICTION.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT THE CITY MANAGER TO CONDUCT OUTREACH TO THE BUSINESS COMMUNITY TO OBTAIN FEEDBACK TO MAKE A BETTER DECISION AS TO WHETHER LIMITATIONS ON THIRD-PARTY FOOD SERVICE FEES NEED TO BE EXTENDED BEYOND APRIL 1, 2023.

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Item A-2

CC - (1) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a \$100,000 Funding Contribution to Organization "Streets For All" Towards Total Cost of Feasibility Study to be Completed by SWA Los Angeles for Project to Extend the La Ballona Creek Bike Path and Related Budget Amendment; and (2) Direction to the City Manager Regarding Future Project Phases and Other Direction as Deemed Appropriate

Yanni Demitri, Public Works Director, provided a summary of the material of record.

Michael Schneider, Streets for All, provided a presentation on finishing the Ballona Creek bike path; discussed the history of the bike path; the goal to complete phase 2 of the bike path; connecting green infrastructure, retail stores, and schools; equity; providing a way for people to get to their jobs in the City; benefits to green infrastructure; the Army Corps of Engineers; Caltrans right of way; before and after renderings; coordination with Redcar Development; current conditions; proposed changes; rain; drainage; creation of a triangle park at Venice and Cochran; the feasibility study; funding sources; grants; the construction timeline; partnerships; approval of the scope of work; different agencies involved; costs; and he indicated that additional information was available at finishthecreek.org.

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Bubba Fish reported working with Michael Schneider at Streets for All; felt that the project was a win for everyone; discussed use of the path; wanted to see every bike, pedestrian, and transit project prioritized for the sake of the climate, equity, and to address traffic violence; asserted that the City would fall behind if micro-mobility is not addressed; and he felt that completing the study would be a win for the City.

Jim Favaro discussed the Ballona Creek Bikeway Extension Feasibility Study; provided background on himself; and he stated that if the Ballona Creek is properly designed it will be an important asset to the neighborhood.

Mary Daval urged the City Council to support the eastward expansion of the bike path; discussed benefits; densification; the need for additional outdoor spaces; she asked the City to move forward in a timely manner to make the bike path more equitable and inclusive; and she thanked Streets for All for their work on the project.

Sandrine Cassidy, Vice President of Ballona Creek Renaissance, expressed support for the extension of the bike path; discussed the importance of connecting the inland cities to the coast; equity; connecting the Creek to the community; transportation; ensuring that the Creek is safe and clean; the opportunity for the City to lead the region with the important project; and she asked the City Council to support the project.

Stephen Schaller discussed his daily use of the Creek and expressed support for the feasibility study and the extension.

Clifford Nelson echoed comments of previous speakers; expressed support for the project; and discussed the importance of the Creek to his commute.

Michelle Weiner, Bicycle and Pedestrian Advisory Committee (BPAC) Member, spoke on behalf of herself in support of the project; discussed connectivity; safety; parks joined into the project; she thanked Streets for All; and she asked the City Council to approve the contribution to the Feasibility Study.

Karim Sahli expressed support for the project; discussed the importance of connectivity; safe and accessible active

transportation; and he noted the positive impact of the project to so many people.

Jim Shanman, Walk N Rollers and Safe Routes to School Coordinator, discussed the importance of investing in the community; connectivity; the addition of education and open space opportunities; allowing everyone to experience the space equitably; the collaborative effort; and he expressed full support for the well thought-out project.

Deborah Gregory, President of Ballona Creek Renaissance, expressed support for the project and the feasibility study; discussed the demand for car-free modes of mobility; wanted to see a green buffer on the side of the path; and she proposed adding annual blooming trees to define the City.

David McNeill, Baldwin Hills Conservancy, felt that a vote for the project was a vote for sustainability; discussed resilience; collaboration with Los Angeles to establish a park along the Creek; improvements from Duquesne to Syd Kronenthal Park; and he proposed leveraging the investment to continue the expansion of the important resource for the area.

Ben Parnas discussed moving to the City for proximity to the current bike path; people learning to ride their bikes along the Creek; he hoped the City Council would fund the feasibility study; and he noted the importance of making streets accessible so it is safe to get to the Creek and allow everyone to use different modes of transportation.

Adrian Killigrew felt that project was a gift and the City would be crazy not to support it; discussed The Spoke Café along the Los Angeles River; a friend killed by a car several months ago; he asserted that Culver City had the best climate that allowed people to use micro-mobility; and he noted the transformation of two towns in Ireland that became connected in a similar way.

Jeannine Wisnosky Stehlin asked about the budget; expressed support for collaboration between cities and agencies; and she questioned why bike paths were not wide enough to encourage ridership of three-wheel bikes, expressing hope that would be taken into consideration.

Thistle Boosinger was called to speak but could not be heard.

Discussion ensued between staff and Council Members regarding support for the project; the upcoming Olympics; livable

communities; equity; the environment; mobility; the business partnership with Redcar; connecting communities; improving mental and physical health; the Army Corps of Engineers; appreciation for Streets for All; completion of a goal from the 1970s; permeability; water conservation; appreciation for the public comment; addressing congestion in the region; support from the region; traffic as the biggest killer in the City in recent years; a senior killed in a crosswalk in Fox Hills; the importance of all modes of transportation; making it safer for people to get around; density, demographics, and lack of bike lanes in Fox Hills; improving safety; support for the feasibility study; and support for Streets for All.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A \$100,000 FUNDING CONTRIBUTION TO ORGANIZATION "STREETS FOR ALL" TOWARDS TOTAL COSTS OF A FEASIBILITY STUDY TO BE COMPLETED BY SWA FOR A PROJECT TO EXTEND THE LA BALLONA CREEK BIKE PATH AND RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item A-3

CC - (1) Approval of Landscape Plans for City-Owned Properties at 3868 and 3900 Sepulveda Blvd (Known as Project Homekey); (2) Approval of Amendments to Existing Construction Contracts with Cornerstone Construction Group, Inc. in Amounts Not-to-Exceed \$589,311 and \$99,437, Respectively (Totaling \$688,748) for Project Homekey Hardscape and Landscape Construction; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in an Amount Not-to-Exceed \$688,748 from the General Fund's Unassigned Fund Balance; and (4) Direction to the City Manager as Deemed Appropriate

Elaine Gerety Warner, Interim Economic Development Manager, provided a summary of the material of record.

Mayor Vera invited public input.

The following member of the public addressed the City Council:

Kelli Estes expressed concern with the amount of money being allocated to landscaping; discussed current national standards; the goal to get people indoors; the need to audit the project; continual overruns; missed incentives for missing the deadline; she felt that simple landscaping would be sufficient; and she wanted to see the projects finished before engaging in more.

Discussion ensued between staff and Council Members regarding living in a well-maintained space; trauma experienced by the unhoused; the healing impacts of plants; assistance with recovery and stabilization; ensuring that the project does not look like a prison or jail; making the location inviting; encouraging people to stay and use the services; the importance of design and aesthetics; the ecosystem of care; encouraging use of community space; making the experience more welcoming; including space for animals; the intent for the project to be used for a long time; the investment in people; clarification that the landscaping would not impact the construction schedule; staff costs for enforcement of the anti-camping ordinance; and investigation of grant money for drought tolerant landscaping on City-owned property.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE THE LANDSCAPE DESIGNS FOR CITY-OWNED PROPERTY AT 3868 AND 3900 SEPULVEDA BOULEVARD (PROJECT HOMEKEY SITES); AND,
2. APPROVE AMENDMENTS TO THE EXISTING CONSTRUCTION CONTRACTS WITH CORNERSTONE CONSTRUCTION GROUP, INC. IN AMOUNTS NOT-TO-EXCEED \$589,311 AND \$99,437, RESPECTIVELY (TOTALING OF \$688,748) FOR PROJECT HOMEKEY HARDSCAPE AND LANDSCAPE CONSTRUCTION; AND,
3. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$688,748 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE TO FUND PROJECT CONSTRUCTION (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; AND,

6. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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Item A-4

CC - (1) Consideration of a Request to Sign Onto the Amicus (Friend of the Court) Brief Prepared by the County of Los Angeles and the City of Los Angeles to Support the Defense of the Federal Deferred Action for Childhood Arrivals (DACA) Program in a Case Pending before the United States District Court for the Southern District of Texas; and (2) Direction to the City Attorney as Deemed Appropriate

Mayor Vera invited public input.

The following member of the public addressed the City Council:

Karim Sahli indicated that he is an immigrant and he expressed support for the item.

MOVED BY COUNCIL MEMEBR PUZA, SECONDED BY COUNCIL MEMEBR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: SUPPORT A REQUEST TO SIGN ONTO THE AMICUS (FRIEND OF THE COURT) BRIEF PREPARED BY THE COUNTY OF LOS ANGELES AND CITY OF LOS ANGELES TO SUPPORT THE DEFENSE OF THE FEDERAL DEFERRED ACTION FOR CHILDHOOD ARRIVALS (DACA) PROGRAM IN A PENDING CASE BEFORE THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS (TEXAS V. UNITED STATES, CASE NO. 1:18-CV-00068).

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Public Comment - Items Not on the Agenda

Mayor Vera invited public comment.

No additional requests to speak were received.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Council Member O'Brien received consensus to agendize exploration of the request from Santa Monica Community Corp.

Council Member Puza received consensus from Mayor Vera and Council Member O'Brien to agendize a discussion on the effectiveness of the anti-camping ordinance, as well as consensus from Council Member O'Brien and Vice Mayor McMorris to agendize consideration of an amicus brief in support of federal law prohibiting subjects of domestic violence restraining orders from owning firearms, and improving the tracking of illegal guns in the City.

Discussion ensued between staff and Council Members regarding inclusion of information on the anti-camping ordinance with regular reports from the Director of Housing and Human Services; long-term tracking of progress; staff agreement to seek clarification on specific information requested; gun safety ordinances; and filing deadlines.

MOVED BY COUNCIL MEMBER PUZA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN THE MEETING IN MEMORY OF ELAINE VIDRA.

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Adjournment

There being no further business, at 9:43 p.m., the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Elaine Vidra to a meeting to be held on March 5, 2023.

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Jeremy Bocchino

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



ALBERT VERA

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

Date: 3/13/2023