

OFFICIAL MINUTES

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

October 28, 2024  
7:00 p.m.

**Call to Order & Roll Call**

Mayor McMorrin called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 6:01 p.m. in the Mike Balkman Chambers at City Hall.

Present: Yasmine-Imani McMorrin, Mayor  
Daniel O'Brien, Vice Mayor  
Göran Eriksson, Council Member  
Freddy Puza, Council Member  
Albert Vera, Council Member\*

\*Council Member Vera arrived at 7:55 p.m.

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**Closed Session**

Mayor McMorrin invited public comment.

T'Ana Allen, Deputy City Clerk, reported that Ferhat H. had signed up to speak but was not present in Council Chambers or online.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, MCMORRIN, O'BRIEN, PUZA  
NOES: NONE  
ABSENT: VERA

At 6:02 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, 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 - Anticipated Litigation**  
Re: Significant Exposure to Litigation (1 item)  
Pursuant to Government Code Section 54956.9(d) (2)

**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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#### **Recognition Presentation**

Mayor McMorris called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order for recognition presentations at 6:51 p.m. in the Mike Balkman Chambers at City Hall with four Council Members present (absent Council Member Vera).

#### Item R-1

#### **CC - Presentation of a Proclamation in Honor of Women in Business Week 2024 in Culver City**

Mayor McMorris presented the proclamation in honor of Women in Business Week 2024 in Culver City.

Candance Simmons expressed gratitude to the City Council for their support of Women in Business Week; discussed the work of small business owners; their 9<sup>th</sup> Annual Luncheon; and enhancing the entire community with their support.

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Item R-2

**CC - Presentation of a Commendation Celebrating Olympic Gold Medalist, Lashinda Demus**

Mayor McMorris presented the Commendation celebrating Olympic Gold Medalist, Lashinda Demus.

Lashinda Demus discussed the history of her family in the community; giving and receiving community support; the impact of one person on another; and she encouraged anyone interested in supporting track to come out to a meet and/or to engage with the Booster Club noting that they would be at the state meet this year.

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Item R-3

**CC - Presentation of a Commendation to the Shay Hotel in Recognition of its 3<sup>rd</sup> Anniversary**

Council Member Puza presented the Commendation to the Shay Hotel in Recognition of its 3<sup>rd</sup> Anniversary.

Adam Edelman, Shay Hotel, thanked Culver City for the Commendation and for their support; discussed creating jobs; welcoming travelers to Culver City; and he was looking forward to strengthening community ties and playing their part in the future growth of Culver City.

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Item R-4

**CC - Presentation of a Commendation to Unity of the Westside in Celebration of 75 Years in Culver City**

Council Member Eriksson presented a commendation to Unity of the Westside in Celebration of 75 Years in Culver City.

Jane Leonard expressed appreciation for the Commendation; discussed other members present; and pride in being able to serve the community for many years.

Reverend Karol Scotta indicated that everyone was welcome to

their services on Sundays at 11:00 a.m., and she thanked the City Council.

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Item R-5

**CC - Presentations of Commendations to Former Advisory Committee on Housing and Homelessness Committee Members Daniel Behrendt, Rachel Feldstein, and Leonardo Wilborn in Recognition of Their Service to the Culver City Community**

Vice Mayor O'Brien presented Commendations to former Advisory Committee on Housing and Homelessness Committee Members Daniel Behrendt, Rachel Feldstein, and Leonardo Wilborn in recognition of their service to the Culver City Community.

Khin Khin Gyi, Advisory Committee on Housing and Homelessness (ACOH), expressed appreciation to her colleagues for their service; discussed accomplishments during their tenure; and she thanked staff for their support of the Committee.

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Item R-6

**CC - Recognition of and Presentation by Culver City Academy of Ballet in Honor of World Ballet Day 2024**

Mayor McMorris presented the Recognition to the Culver City Academy of Ballet in Honor of World Ballet Day 2024 and she thanked Lacey Bannis for her work to allow the showcase.

Michelle DeAngelis provided background on the Culver City Academy of Ballet; introduced the ballet dancers; discussed their training; World Ballet Day; she thanked the City Council for their support; and she introduced the performance in Council Chambers.

Culver City Academy of Ballet students performed a series of ballet vignettes.

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**Regular Session**

Mayor McMorrin called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 7:36 p.m. in the Mike Balkman Chambers at City Hall with four Council Members present (absent Council Member Vera).

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#### **Pledge of Allegiance**

Mayor McMorrin led the Pledge of Allegiance.

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#### **Land Acknowledgement**

Mayor McMorrin read the Land Acknowledgement and stated that a more comprehensive version had been posted in Council Chambers.

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#### **Report on Action Taken in Closed Session**

Mayor McMorrin indicated nothing to report out from Closed Session.

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#### **Community Announcements by Members/Updates from Commissions, Boards and/or Committees/Information Items from Staff**

Council Member Eriksson discussed the successful Halloween celebration in downtown Culver City on October 27.

Council Member Puza reported attending Climate Action Palooza with the Mayor and Vice Mayor at West Los Angeles College on October 25; discussed the issue of climate change; the focus on technology and innovation in addressing climate change; the presentation by the Health and Human Services Secretary, Xavier Beccera at the Senior Center and appreciation to Congresswoman Sydney Kamlager Dove for organizing the event; he thanked Parks, Recreation and Community Services (PRCS) staff for their work on the Dog Park; and he wished everyone a happy and safe Halloween noting that he would be serving as a judge at the Senior Center Halloween Party.

Vice Mayor O'Brien congratulated the Women in Business honorees; discussed the importance of celebrating the success of women entrepreneurs taking leadership in the community; National First Responders' Day; and he thanked PRCS staff for their work noting the playground reopening at El Marino Park on October 29.

Mayor McMorris thanked staff and the Culver City Ballet Academy noting that the dance performance in Council Chambers had been joyful; she expressed appreciation to staff for their efforts on the one year anniversary celebration of Project Homekey on October 16; thanked staff, Culver 878, and Artist Laureate Katy Krantz, for their recent work on the event to gain community input on next steps for the Retting store; expressed appreciation to the Wende Museum for the Cultural Corridor Mixer; discussed numerous Halloween events coming up; Climate Action Palooza; the Mar Vista Family Center Dia de los Muertos celebration on November 1; she noted that RFPs (Requests for Proposals) had gone out for the upcoming State of the City at the Wende Museum; and she wished the Dodgers good luck and everyone a Happy Halloween.

Jeremy Bocchino, City Clerk, announced that the 11 day vote center was open in the Patacchia Room every day until November 5; she encouraged everyone to vote; reported that those who were unable to register in advance would be able to register at the vote center; and she indicated that vote by mail ballots could be dropped off at the vote center, or one could vote using the voting machine.

Jonathon Dilworth, ACOHH Vice Chair, was pleased that the City Council honored previous ACOHH members; discussed the Homeless Reporting Dashboard on the Culver City website; data regarding homeless services; the impact of the Mobile Crisis Team; use of the former Martin B. Retting Gun Store; he reported that the ACOHH recommended that the City Council instruct staff to conduct a feasibility study for an affordable housing development; discussed best practices of other cities; myths about affordable housing; Area Median Income (AMI) limits; and building housing for those who cannot afford market rate housing in Culver City.

Dr. Khin Khin Gyi, ACOHH Chair, noted that the FAC (Finance Advisory Committee) might be considering a feasibility study for a project at the Martin B. Retting Gun Store site; discussed interest rates; consideration of future projects for affordable housing; and the formal request from the ACOHH for an RFP from the FAC.

Discussion ensued between staff and Council Members regarding a previous request for a joint meeting and providing information to the public about arrangements for the colder weather.

London McBride spoke on behalf of the Equity and Human Relations Advisory Committee (EHRAC) to request City Council approval for the EHRAC to host a community conversation on November 19 to address equity and human relations issues that have come to light following the ask of the City Council to pass a ceasefire resolution for Gaza by some community members; the mandate of the EHRAC to address equity and human relations issues in Culver City and ensure that residents feel seen and heard; community members who have expressed that they feel unheard, dismissed, and dehumanized; the escalating situation; threats received by community members due to their position on the ceasefire issue; the unacceptable state of affairs; providing a safe space to feel truly heard; the community conversation already scheduled for February 2025; he reported the EHRAC request that the City Council approve an update to the EHRAC work plan that would allow them to hold the community conversation on November 19; discussed identified facilitators; the written plan submitted to the City Council for their review; and he asked that the City Council agendaize consideration of updating the EHRAC work plan at the November 11 City Council meeting.

Mayor McMorris received clarification from staff that the November 19 EHRAC meeting is a regular meeting not a community conversation.

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#### **Presentations to City Council**

##### Item P-1

#### **Presentation by Institute for Public Strategies (IPS) Entitled "Understanding the Fentanyl Epidemic"**

Michael Young, Institute for Public Strategies, discussed the Westside Impact Project; keeping the community safer, healthier, and away from the dangers of drugs; and he introduced coalition partners.

Emily Villareal indicated being a substance abuse counselor at Clare Matrix in Santa Monica.

Steven Cagle reported being a substance abuse counselor and certified grief counselor with the Department of Public Health.

Jeff Gross indicated being a certified alcohol and drug addiction counselor with the Zinc Method contracted with the Santa Monica/Malibu Unified School District to provide assessment and intervention.

Michael Young, Institute for Public Strategies, provided a presentation on understanding the fentanyl epidemic; discussed data on overdose deaths; and the escalating public health emergency concern.

Steven Cagle, Department of Public Health, discussed fake pills; how fentanyl is being accessed; rainbow fentanyl; and targeting youth by making the pills look like candy.

Emily Villareal, Clare Matrix, discussed the amount of fentanyl necessary to cause an overdose and death; dangerous inconsistencies in illegal drugs; and the difficulty of determining the amount of fentanyl in any given pill.

Council Member Vera joined the meeting.

Jeff Gross, Zinc Method, discussed the concept of harm reduction; prevention through education; Narcan; the Good Samaritan Law; abstinence; and fentanyl test strips.

Michael Young, Institute for Public Strategies, indicated providing Narcan and fentanyl test strips to the City Council; discussed recommendations; willingness to collaborate to increase access to harm reduction tools; making resources available in public spaces; work with the School District to educate staff, parents, and students about the dangers of fentanyl; ongoing collaboration to communicate findings and recommendations; transparency; input; policy recommendations; collaboration on an upcoming Town Hall Fentanyl Awareness event in Culver City; and he asserted that decisions today could save lives tomorrow and make Culver City safe.

Discussion ensued between Institute for Public Strategies representatives, staff and Council Members regarding the date for the upcoming event in Culver City; average age of those impacted by fentanyl and overdoses; the goal to communicate with youth and parents; average success rate for Narcan; typical locations to make fentanyl available; distribution through



Public Health facilities, a police or fire station; demographics of those needing Narcan; the importance of community outreach and partnerships; calm, peaceful, effective, non-judgmental distribution of Narcan; having Narcan as acknowledging the presence of fentanyl; accepting that problems exist; the importance of having resources available; the epidemic; appreciation for the presentation and materials provided; Narcan in Culver City Police Department (CCPD) patrol cars; Narcan distribution in the Los Angeles county library system; the importance of collaboration with the library, schools, and churches; availability of the test strips; ensuring that resources are available to everyone for free; organizational funding; the importance of education; harm reduction in a non-judgmental space; support for a partnership; opt-in training for teachers; Council Member agreement to facilitate connections with the library and the School District; and appreciation for the work and advocacy of the organization.

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#### **Joint Public Comment - Items NOT on the Agenda**

Mayor McMorris invited public comment.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech; noted that Council Chambers were a limited public forum; she discussed City Council policy prohibiting campaign activity during Council meetings or in Council Chambers; she took a roll call that reflected all five City Council Members present; and indicated that each member of the public would have one minute and 30 seconds to speak.

The following members of the public addressed the City Council:

Nicholas Conner discussed his repeated requests for the chance to be heard; gratitude for the EHRAC and to Mr. McBride for his statements made earlier in the meeting; he asked that the City allow space for a ceasefire conversation quickly; discussed the number of people who have died since August when they first started asking; acknowledgement that a resolution would not stop the war; the importance of stopping pain in the community; distrust of leaders; talk of diversity and inclusion; the need to hear from someone who means what they say; and he asked that if the City Council could not vote for a ceasefire resolution, that they at least allow the EHRAC to have a conversation about it on November 19.

Emily Dibiny discussed the rise in anti-Arab and anti-MENA (Middle East and North Africa) community sentiment in Culver City; a racist serving on the EHRAC; claims that genocide does not affect Culver City; and endorsements for an individual running for the City Council.

Jeremy Bocchino, City Clerk, cautioned the speaker not to engage in campaigning activity noting that advocating for or against a candidate is not allowed in Council Chambers during City Council meetings.

Emily Dibiny discussed her requests for Culver City to stop racist hate; questioned who they were working for and who they listened to; asked Council Members to look at her when she was speaking and to listen to constituents; and she asserted that they were dehumanizing the MENA community in Culver City and inciting violence with statements such as "Israel has the right to defend themselves."

Lolo Movsessian discussed genocide in Gaza; the Armenian genocide in 1915; allowing genocide to happen again; being on the right side of history; she asserted that it was time to say yes to a permanent and immediate ceasefire and an arms embargo; and she asked if they wanted the fact that their money is going for bombs to kill children on their conscience.

Sherna Gluck, Justice for Palestine LA, indicated that they had spearheaded the ceasefire resolution in Santa Monica; discussed concerns with divisiveness; weaponization of the fear of antisemitism by the Zionist lobby; she noted that people wanted the genocide to end and the majority supported an arms embargo; and she asserted the issue was about humanity, not popularity.

Stephanie Sharp provided background on herself; discussed concern with friends in Gaza; her fear and anxiety about the situation; widely accepted implicit bias toward Arab-Americans; the job of Culver City to ensure that everyone is heard and feels equal; and reliance on leaders to be the voice for the people.

Mariah Fontijn provided background on herself; noted her lack of ties to the MENA community other than humanity and the wish for peace and harmony; discussed personal distress caused by the conflict as her tax dollars are funding the destruction; and she read a Tweet by the Acting UnderSecretary General for Humanitarian Affairs and UN Emergency Relief.

Maria Beg discussed her previous requests for a ceasefire resolution or a community conversation; she asserted that her community was ignored and invisible; reported attending the Race Relations talk with the High School students; discussed lack of attendance of the panel discussion by Council Members; student sentiment that their voices are not heard, affinity groups are for show, and that Culver City is performative and no actual change happens; and the responsibility of the City Council to listen to the community, acknowledge their feelings and do something about them.

Hala Khan discussed length of the conflict in the Middle East; fast-tracking of the resolution in October 2023; amputees, disabled children, and orphans; the need for leaders to acknowledge the pain of others; the global community; inhumanity and disconnection; the impacts of tax dollars; and using people in other countries as research subjects for systems of defense.

Ronald Davis discussed complicity of the City Council in genocide; silence in the face of the ongoing genocide; expansion of the Israeli war machine into Lebanon; and concern with allowing funds that the City Council controls to be invested in war profiteering corporations.

Huong Nghiem-Eilbek, with one minute ceded by Jeffrey Haskin, discussed how much livable land is left in Gaza; reports on the humanitarian crisis in Gaza; medicide; the situation with the one remaining hospital in north Gaza; treatment of the doctors and nurses and their families; medical supplies; status of the patients; condemnation of violence against health facilities by the WHO (World Health Organization) and the UN (United Nations); human rights violations; the direct breach of international law; residents who refuse to turn away from history; and she asked the City Council to support allowing EHRAC to host a community discussion on November 19.

Vedanta Dasu discussed efforts of residents to fight for City Council support of a ceasefire resolution; the ruthless and brutal regime of Israel; genocide against the Palestinian people; ethnic cleansing in northern Gaza; Israeli organizations and media touting resettlement; selling recently stolen land; efforts to create a dialogue; politicians concerned with their careers and political funding; the ceasefire resolution as the bare minimum; disingenuous talk about diversity, equity and inclusion; inaction that has added fuel to the movement to free Palestine; and asked the City Council to pass the ceasefire

resolution and divest from weapons manufacturers and any warmongering entities in the community.

Sara A provided background on herself; was disheartened to see Council Members ignore constituents; discussed taxpayer dollars funding the genocide; vague campaign promises of accountability; she indicated that she would not support their political careers or accomplishments; and she asserted that Culver City would remember their silence.

Jane Zighelboim Awni was called to speak but was not present online or in Council Chambers.

Mariana Gomez was called to speak but was not present online or in Council Chambers.

Soe R. expressed support for allowing the EHRAC to organize a community forum on November 19; discussed lives lost since the issue was brought up in August while they followed directions to try to get the issue considered; the swiftness of the resolution passed in October 2023; those with family members in Gaza, or who have lost family members in Gaza who have to come and ask at every City Council meeting; she urged the City Council to agendize consideration of allowing a public forum at the November 11 meeting so that it may be held on November 19; and she indicated that they would be back.

Lisa Schultz with minute ceded by Ivanska Pagan reiterated her comments from August 12 regarding the message sent to children by inaction; normalizing horrific violence that will spread; the spread of gun violence; expansion of the atrocities in Gaza; inaction of politicians rather than standing against genocide; abandonment of morals; disregard of recognized international law; perceived wins; responsibility for the spread of the violence; psychological warfare; mass starvation; destruction; and weak politicians.

Estee Chandler, with one minute ceded by Giancarlo Abejero, provided background on herself; discussed the resolution passed in October 2023 that contained falsehoods and had not been checked for accuracy; the refusal to pass a basic ceasefire resolution to protect all lives supported by the majority of constituents in Culver City; growing despair and frustration in the community; racist bias; support of a ceasefire and weapons embargo by the Jewish community; restoration of UN Relief funding to allow for safe unrestricted flow of humanitarian aid; benefits to all citizens; concern with acquiescing to supporters

with a racist ideology; putting the world on the brink of another great war; repeated attempts to get support for a resolution; unequal treatment of different members of the community; she asked that staff be directed to hold a special meeting on November 19 to discuss community concerns about deteriorating conditions in Gaza; and she noted the passage of 16 resolutions in greater Los Angeles cities over the past year that were crucial to fostering unity, healing communities, and making people feel that they belong.

Ferhat H discussed the Jewish people of Jerusalem facing antisemitism because of the Israeli government; those who refuse to commit a genocide against Palestinians and Lebanese who are put in jail; people speaking on behalf of the Jewish people; concern with listening to Zionists; investing in education and health care; and people that tell him he is a self-hating Jew because he stands for equality.

Vice Mayor O'Brien reported suffering from severe tinnitus noting that he would have to leave if people kept shouting.

Mayor McMorris expressed support for Vice Mayor O'Brien taking care of himself and listening in the other room with speakers if need be.

Elly Levy provided background on himself; discussed the earlier performance by the ballerinas vs. the suffering of Gazan children; the co-genocidal government; collective silence; how pathetic it is to beg for a symbolic ceasefire resolution to stop a genocide; ignored pleas; centering the Palestinian children by amplifying their otherwise muted voices; silent inaction in the face of genocide; and excuses for opposing the immediate and mutual ceasefire.

Alice Hawari, with one minute ceded, provided background on herself; discussed residents who asked for support of a lasting ceasefire resolution in August; repeated requests; number of children killed in Gaza; the number of child amputees; information shared with her children; other cities across the United States that have already called for a lasting ceasefire; and she asked the City Council to vote for a ceasefire now.

Steve Siegel discussed starting the meeting with announcements about public comment deadlines for different proposals such as those from the PRCS Department and Public Works; moving the paddle tennis courts at Elenda and Culver; abating noise issues; political signage pulled out of properties and thrown in the

street; and the need to increase the notification radius for large scale developments.

Suzanne Haddad-Haskin discussed the duty of elected officials to represent constituents; worthiness of aid, food, safety, and education; bumper sticker morality; laziness in assessing information; cowardice in real conversation; hiding behind community leaders and institutions; standing with errors; deferring action to get to the finish line of the election; lack of value in the community; lack of statistics for the losses due to the genocide; the quickly expanding regional war; and attitudes on whether Palestinian, Arab, and Muslim lives matter.

Judi Sherman discussed consideration of the 5700 Hannum project on November 11 prior to the swearing in of the new City Council; those who feel there should be equitable distribution of units required to be built by 2029; comments by the Vice Mayor indicating that no one neighborhood should have to bear the burden of the housing requirement; the density designation for the south side of Slauson; 3,000 housing units proposed for the densest area of Culver City; opening up the floodgates for approval of other developments; shock of the community at the assault of over-development; being ethical and acting upon their word; level of trust in Culver City government; and she asked Council Members to vote against the 5700 Hannum development on November 11.

Marci Baun discussed the BPAC (Bicycle and Pedestrian Advisory Committee) proposal to remove part of the urban forest on Culver between Elenda and Overland in order to put in a protected bike lane; concern with tearing out mature trees; and she announced the special PRCS Commission meeting on November 21 on Plunge policies at the Senior Center.

A voice message from Polly Stenberg was played where she provided background on herself, demanded that the City Council heed international calls to join in support for an immediate and permanent ceasefire, discussed standing on the right side of history, ignoring the pleas of community members, and noted the importance of speaking out against all forms of hate.

Ron Bassilian discussed vandalism of Vera, Wisnosky Stehlin, and Renteria lawn signs; the criminal investigation; the duty to provide orderly elections; the feeling that the vandalism is worse than it was in 2020; and he felt the City Council needed to make a statement condemning the actions.

Jeanne Black discussed creating options for people living on the street to move indoors; concern with placing too much of the focus on interim solutions rather than permanent housing; figures from the Homeless Dashboard indicating the number of people who moved from interim housing to permanent housing; support for Wellness Village as a first step; evaluation of programs; making affordable housing available; funding for Homekey Plus included in Prop 1 that was passed in March; supplemental funding from HCD (Housing and Community Development) for supportive services; and she proposed that if the owner of the Ramada Inn were to be interested in selling, Homekey Plus could be a great opportunity for Culver City.

Jared Bailey provided background on himself; discussed his previous requests that the City Council hear community concerns regarding the ongoing genocide in Gaza; the decision by the EHRAC to have Member McBride address the City Council to request a community conversation on November 19; and he asked the City Council to support the request to allow the community to find common ground and a way forward.

Zac Norwood was called to speak but was not present online or in Council Chambers.

Nas Sola was called to speak but was not present online or in Council Chambers.

Avraham Stern was called to speak but was not present online or in Council Chambers.

Majed Harb discussed comments made by Congressman Massey; control of Congress by foreign countries; the importance of action by local governments; the dream of humanity; people who came to the land of freedom; the need for another 4<sup>th</sup> of July; Gaza as the symptom of the problems; funneling money through the agents of other governments; and he asserted that the United States was occupied.

Khin Khin Gyi was called to speak but was not present online or in Council Chambers.

Melissa Sanders thanked the City for moving ahead with MOVE; discussed moving through Culver City; opposition to removal of mature trees or greenery for bike lanes; defining what it means to be environmentally and climate friendly; immediate impact to the community; concern with statements made by the previous speakers; lack of a mention of the hostages; the need to

recognize the pain and suffering that other people are going through; October 7; and the need to help the hostages.

Avraham Stern, with one minute ceded by Chris Ramirez, provided background on himself; discussed sorrow and outrage at the lack of action by the City Council to pass a ceasefire resolution; concern with racism and xenophobia of the City Council; the American-funded genocide in Palestine taking place for over a year; Jews opposed to the Israeli government and Zionism; the fact that genocide is not a Jewish value and Israel does not represent Jewish people; the resolution last year in support of Israel disguised as condemnation of antisemitism that resulted in amplification of Islamophobia, anti-Palestinian hate and violent hate crimes against Muslim-Americans in the past year; the resolution as falsely attributing support for an apartheid state while Israel carries out genocide; amplification of antisemitism; pitting Arab and Jewish communities against each other; increasing tensions and encouraging conflict; lack of resolutions against antisemitism when White Supremacists opened fire in synagogues in Pittsburgh and San Diego; support for blaming Muslims rather than Christian White Supremacists; hypocrisy; support expressed by the City Council for the United Nations (UN) earlier in the meeting; regular murder of UN Peacekeepers; the regular bombings of Gaza; ecocide; and climate change.

Lenny K provided background on himself; urged the City Council to move immediately to adopt a ceasefire resolution and a cessation of investment in Israel; discussed advocacy by the United States of the genocide in Gaza that mirrors the treatment of Jewish people; defense of inaction by City Councils paralyzed by fear of antisemitism by Zionists; the genocidal project that did not begin on October 7 and does not represent the Jewish people; the fascist state justifying genocide in the name of the Jewish people; the effects of genocide that do not end when the war is over; and bombs dropped by the support of the United States government.

Bryan Sanders discussed the plan to remove trees on Culver Boulevard; progress on extending the shared bus/bike lanes in Culver City; he encouraged everyone to read articles written about news items in Culver City at [culvercitycoalition.org](http://culvercitycoalition.org); indicated being a Zionist from a holocaust survivor family; expressed surprise to hear hate speech in Council Chambers; discussed the proposed ceasefire; returning the hostages; and language in the carefully crafted proposed resolutions that distorts reality.



Lorri Horn provided background on herself; expressed offense that speakers presumed to include her in their position; discussed concern as to whether those speaking were Culver City citizens; the tone and attacks on government representatives; concern with that decorum is not required; statements that bleed into hate speech; the term genocide; antisemitic and libelous comments; and she expressed concern with the tolerance of offensive language.

Conor Proffitt asked that the City Council approve a discussion on November 19; discussed communication via Facebook; people talking past each other; the need for direct communication via a public forum; and vitriolic speech.

Jodie Evans observed passionate voices speaking about the reality of the world today; questioned where the City Council stood at this moment in history; she noted that denial would not work, genocide has been proven in the International Court of Justice; discussed the need for President Biden to apologize for less than what is happening right now; the truth vs. opinions; bullying; and accountability.

Kevin Whalen discussed trauma experienced by his daughter about the genocide; the occupation since 1948; apartheid from Israel; money given by the US government; the key to the anti-apartheid movement in South Africa as being local entities that voted to divest from it; and he asked that the City Council vote to do the same.

Sarah Deek provided background on herself; discussed the business tax certificate she received from Culver City; nameless children; concern with not being able to discuss the matter; and she asked that the City Council support the community event on November 19.

Nas Sola discussed the person who indicated that the speakers were presuming that genocide was going on; her survival of a genocide in Bosnia in the 1990s; displacement of the population and deaths in Gaza in one year vs. what was done in Bosnia in four years; and she asked the City Council to pass the symbolic ceasefire resolution.

T'Ana Allen, Deputy City Clerk, reminded those who signed up to speak after the start of the item, that they would be called to speak at the end of the meeting.

Amelia Hall provided background on herself; asked the City Council to join numerous local cities in passing a ceasefire resolution and standing against ethnic cleansing; discussed her family's experience as exiles; understanding the past to understand the future; and documentation of an apartheid state in the West Bank run by Israel.

Beth Lane, Rancho Higuera Neighborhood Association; discussed updates to complete Phase One of the Neighborhood Traffic Management Plan; heavy cut-through traffic and speeding; concern with length of the project and other projects being completed first; lack of outreach regarding the potential negative effects of the South Robertson Complete Streets Project to their neighborhood; the 500 foot radius required for notification; community interest in being included in the conversation; and she encouraged the City to reach out to rhna.cc.

Travis Morgan expressed concern with City Council direction regarding Commissions, Boards, and Committees (CBCs); he asked that the City Council adopt clear ethics standards regarding ex parte direction to staff on CBCs; discussed denial of multiple BPAC requests that a presentation on MOVE 2.0 plans be brought back to them for review or that a discussion of MOVE 2.0 be placed on an agenda; comments from a Council Member who indicated that the plan was secret and would only be reviewed by staff and the City Council before coming to a vote; concern with intimidating language after being told by a Council Member that the BPAC needed to get in line with the City Council majority; denial of multiple BPAC requests to review the kiosks and receive a presentation from the kiosk vendors; he reported that the BPAC held a special meeting for the kiosks and were told that the Economic Development Manager had been instructed by the City Council not to attend their meeting or present any information to the BPAC before the City Council meeting noting that he attended the entire meeting and did not hear instruction; he questioned whether ex parte instruction had been given to staff; discussed purview of the BPAC; and he expressed concern that they were being directly blocked from having the issue come before the public.

Sara Blough provided background on herself; expressed support for the EHRAC organization of a community forum on November 19, 2024 to discuss the humanitarian crisis in Gaza; she discussed Jewish tradition; the importance of doing everything possible to end the ongoing genocide in Gaza; testimony from medical professionals in Gaza; unbearable conditions; empathy expressed

by EHRAC Members; and she asked that the City Council stand on the side of humanity like the EHRAC has done.

Daniel Nickfardjam discussed his repeated requests to the City Council for support of a ceasefire resolution since August and number of people killed; the obligation to do what one can to make the world a better place; ability of the EHRAC to do what is needed to make a conversation a possibility; children haunted by the sounds of bombs dropping; providing access to food, water, and basic hygiene products; and he asked for City Council support for a meeting to be held on November 19.

Helen Sklar was called to speak but was not present in Council Chambers or online.

Jeff Cooper indicated that everything he wanted to say had already been said many times; he wanted to appeal to the humanity of the City Council to save the lives of those in the Middle East noting that social problems would not be solved through war; he asked the City Council to pass an immediate and permanent ceasefire in Gaza; discussed living in Gaza in the 1990s; violence directed at children by the Israeli military; and he asserted that all human lives were precious and the war should be stopped now.

Cynthia Anderson Barker was called to speak but was not present in Council Chambers or online.

Mayor McMorris expressed appreciation to everyone who spoke.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON OCTOBER 28, 2024.

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#### **Order of the Agenda**

Consent Calendar Items C-4, C-7, C-10, C-13, and C-15 were considered separately and Item A-3 was deferred to a future meeting.

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**Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for October 5, 2024 to October 18, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 5, 2024 TO OCTOBER 18, 2024.

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Item C-2

**CC:HA:SA:DC:PA - Approval of Minutes for the Regular City Council Meeting Held on October 14, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, DISASTER COUNCIL, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON OCTOBER 14, 2024.

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Item C-3

**CC:SA:HA - Adoption of Respective Resolutions Authorizing Designated Representatives to Deposit and Withdraw Funds as well as Make Account Changes with the State Local Agency Investment Fund on Behalf of the Culver City, the Successor Agency to the Culver City Redevelopment Agency and the Culver City Housing Authority**

THAT THE CITY COUNCIL, SUCCESSOR AGENCY BOARD AND HOUSING AUTHORITY BOARD: ADOPT RESPECTIVE RESOLUTIONS AUTHORIZING DESIGNATED REPRESENTATIVES TO DEPOSIT AND WITHDRAW FUNDS AS WELL AS MAKE ACCOUNT CHANGES WITH THE STATE LOCAL AGENCY INVESTMENT FUND.

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Item C-4

**CC - Award of \$3,000 Off-Cycle Special Events Grant to The Hero Workshop and Designate the "Hero Faire" a City-Sponsored Event**

Mayor McMorris received clarification on how much was remaining in the fund.

THAT THE CITY COUNCIL: AWARD A \$3,000 OFF-CYCLE, IN-KIND SPECIAL EVENTS GRANT TO THE HERO WORKSHOP AND DESIGNATE THE "HERO FAIRE" AS A CITY-SPONSORED EVENT.

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Item C-5

CC - Approval of a Commingled Recyclables Processing Agreement with CR&R Incorporated

THAT THE CITY COUNCIL:

1. APPROVE A COMMINGLED RECYCLABLES PROCESSING AGREEMENT WITH CR&R INCORPORATED; 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-6

CC - (1) Approval of an Amendment to the City's Agreement with Tyler Technologies for the Ongoing Annual Maintenance of Tyler Payments and Related Software Integration in the Amount of \$7,500 Annually Subject to a 5% Annual Increase Until Substantially Changed or Superseded; and (2) Authorization of Annual Expenditures with Tyler Technologies and Chase Paymentech for Payment of Credit Card Processing Fees for Credit Card Transactions Processed by Tyler Payments up to the Annual Budget Established for Non-Departmental Credit Card Fees Until Substantially Changed or Superseded

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE CITY'S AGREEMENT WITH TYLER TECHNOLOGIES FOR THE ONGOING ANNUAL MAINTENANCE OF TYLER PAYMENTS AND RELATED SOFTWARE INTEGRATION IN THE AMOUNT OF

\$7,500 ANNUALLY SUBJECT TO AN 5% ANNUAL INCREASE UNTIL SUBSTANTIALLY CHANGED OR SUPERSEDED; AND,

2. AUTHORIZE ANNUAL EXPENDITURES WITH TYLER TECHNOLOGIES AND CHASE PAYMENTECH FOR PAYMENT OF CREDIT CARD PROCESSING FEES FOR CREDIT CARD TRANSACTIONS PROCESSED BY TYLER PAYMENTS UP TO THE ANNUAL BUDGET ESTABLISHED FOR NON-DEPARTMENTAL CREDIT CARD FEES UNTIL SUBSTANTIALLY CHANGED OR SUPERSEDED.

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Item C-7

CC - (1) Approval of a Professional Services Agreement with Studio One Eleven to Prepare a Fox Hills Specific Plan in an Amount Not-to-Exceed \$800,000; and (2) Approval of a Professional Services Agreement with AECOM to Prepare a Hayden Tract Specific Plan in an Amount Not to Exceed \$500,000

Troy Evangelho, Advance Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding concerned residents; ensuring that specific site plans are done for certain developments; taking a wholistic look at the neighborhood; the Housing Element; the General Plan; the updated Zoning Code; taking a more focused approach to development; the estimated timeline for the projects; proposed development in the timeline; grandfathered developments; SB330 developments; the state deadline for the Housing Element; clarification that it was not the current City Council that set the 100 unit per acre designation; certification of the Housing Element in 2022; changes to infill housing in 2023; support for equitable distribution of housing; and appreciation for the clarification regarding the timeline for the Hayden Tract and Fox Hills.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH STUDIO ONE ELEVEN TO PREPARE A FOX HILLS SPECIFIC PLAN IN AN AMOUNT NOT-TO-EXCEED \$800,000; AND,

2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH AECOM TO PREPARE A HAYDEN TRACT SPECIFIC PLAN IN AN AMOUNT NOT-TO-EXCEED \$500,000; AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW AND 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-8

CC - (1) Adoption of a Resolution to Authorize Acceptance of Grant Funds from the Southern California Association of Governments in the Amount of \$505,000 for the Fox Hills Specific Plan Project and Execute Any Documents Necessary to Receive the Funds; and (2) FOUR-FIFTHS VOTE REQUIREMENT - Approval of a Related Budget Amendment to Appropriate the Grant Funds

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION TO ACCEPT \$505,000 IN FUNDING FOR THE FOX HILLS SPECIFIC PLAN PROJECT THROUGH THE SCAG HIPPI GRANT PROGRAM AND APPROVE THE EXECUTION OF AN MOU AND ANY OTHER DOCUMENTS NECESSARY TO RECEIVE THE FUNDS; AND,

2. APPROVE A RELATED BUDGET AMENDMENT TO RECEIVE THE REVENUE AND ALLOCATE THE GRANT FUNDS (FOUR-FIFTHS VOTE REQUIRED); AND,

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

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

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Item C-9

CC - Adoption of a Resolution Approving the Final Map for Tract Number 83093 Consisting of the Creation of Six Residential Air Space Units on an Existing Lot for Condominium Purposes for the Project Located at 3808 College Avenue

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE FINAL MAP FOR TRACT NUMBER 83093 CONSISTING OF THE CREATION OF SIX RESIDENTIAL AIRSPACE UNITS ON AN EXISTING LOT FOR CONDOMINIUM PURPOSES LOCATED AT 3808 COLLEGE AVENUE.

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Item C-10

CC - Approval of a Memorandum of Agreement between the City of Culver City and the City of Los Angeles, County of Los Angeles and Los Angeles County Flood Control District Regarding the Administration and Cost Sharing for Implementing the Coordinated Integrated Monitoring Program (CIMP) and Watershed Management Program (WMP) for the Marina Del Rey Watershed

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

Vice Mayor O'Brien discussed his work to get regular cleanup and maintenance of the bike path and the slope above it, and he asked that the City Council agendize consideration of directing staff to enter into an MOU (Memorandum of Understanding) to have cost sharing to implement regular maintenance, trash cleanup, trees and shrubbery, and graffiti abatement.

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES AND LOS ANGELES COUNTY FLOOD CONTROL DISTRICT REGARDING THE ADMINISTRATION AND COST SHARING FOR IMPLEMENTING THE COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) AND WATERSHED MANAGEMENT PROGRAM (WMP) FOR THE MARINA DEL REY WATERSHED; 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

CC - (1) Award of a Construction Contract in the Amount of \$533,762 to CJ Concrete Construction, Inc., as the Lowest Responsive and Responsible Bidder, for the Construction of Sidewalk, Curb Ramp and Driveway Approach Replacement Project, PZ-428 and PCC Pavement Replacement Project, PS-001; and (2) Authorization to the Public Works Director to Approve Change Orders in an Amount Not-to-Exceed \$133,440



THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO CJ CONCRETE CONSTRUCTION, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE CONSTRUCTION OF SIDEWALK, CURB RAMP AND DRIVEWAY APPROACH REPLACEMENT PROJECT, PZ-428 AND PCC PAVEMENT REPLACEMENT PROJECT, PS-001 IN THE AMOUNT OF \$533,762; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$133,440; 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-12

**CC - Adoption of a Resolution Authorizing the California Statewide Communities Development Authority to Offer Property Assessed Clean Energy Financing to Redcar Properties at 3590-3620 Eastham Drive and 8432 Stellar Drive**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO OFFER THEIR PROPERTY ASSESSED CLEAN ENERGY PROGRAM FINANCING TO REDCAR PROPERTIES.

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Item C-13

**CC - Approval of an Agreement with St. Nick's Christmas Lighting and Décor for Tree Lights in Media Park in an Amount Not-to-Exceed \$60,000**

Council Member Eriksson expressed concern with previous projects and received clarification regarding the scope of work and maintenance responsiveness.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH ST. NICK'S CHRISTMAS LIGHTING AND DÉCOR FOR TREE LIGHTING IN MEDIA PARK FOR IN AN AMOUNT NOT-TO-EXCEED \$60,000; 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 - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2023-2024, Third Quarter) and Real Property Transfer Tax Status Report (FY 2023-2024, Fourth Quarter), as Approved by the Finance Advisory Committee

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CC, C, AND REAL PROPERTY TRANSFER TAX STATUS REPORTS.

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Item C-15

CC - (1) Approval of an Agreement with South Coast Fire Equipment for the Purchase of One New Aerial Apparatus for the Culver City Fire Department in an Amount Not-to-Exceed \$1,974,817 for the Pre-Payment of Vehicle Build and Assembly; (2) Authorization to the Chief Transportation Officer to Approve Amendment(s) to the Agreement in an Additional Amount Not-to-Exceed \$103,215 to Cover Contingency Costs (5%); and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$538,032 from the Equipment Replacement Fund Balance to CIP #PE004

Vice Mayor O'Brien received clarification that the decommissioned ladder truck would go to auction.

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

Melissa Sanders expressed concern that Council Members would deny the item and she wanted to ensure that the entire community would be kept safe.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH SOUTH COAST FIRE EQUIPMENT FOR THE PURCHASE AND PRE-PAYMENT OF ONE NEW AERIAL APPARATUS IN AN AMOUNT NOT-TO-EXCEED \$1,974,817; AND,
2. AUTHORIZE THE CHIEF TRANSPORTATION OFFICER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$103,215 TO COVER CONTINGENCY COSTS (5%); AND,
3. APPROVE A BUDGET AMENDMENT APPROPRIATING THE AMOUNT OF \$538,032 FROM THE EQUIPMENT REPLACEMENT FUND (FUND 307) TO CIP #PE004 TO FUND THE PURCHASE (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-16

**CC - Approval of a Five-Year Professional Services Agreement with NBS Government Finance Group for the Development of Administrative Overhead Cost Allocation Plans for a Total Amount Not-to-Exceed \$70,500**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH NBS GOVERNMENT FINANCE GROUP (NBS) FOR THE DEVELOPMENT OF ADMINISTRATIVE OVERHEAD COST ALLOCATIONS PLAN FOR A TOTAL AMOUNT NOT TO EXCEED \$70,500; 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-17

**CC - Approval of a Professional Services Agreement with United Storm Water, Inc. for the Culver Boulevard Stormwater System Maintenance in an Amount Not-to-Exceed \$177,000**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH UNITED STORM WATER, INC FOR THE CULVER BOULEVARD STORMWATER SYSTEM MAINTENANCE IN AN AMOUNT NOT-TO-EXCEED OF \$177,000; 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 VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-17.

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**Public Hearings**

Item PH-1

(1) Conduct a Public Hearing Pursuant to the Requirements of Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, as Amended; (2) Adoption of a Resolution to Approve the Issuance of Revenue Bonds by the California Municipal Finance Authority to Assist in the Financing or Refinancing of the 4464 Sepulveda Blvd. L.P. Located in Culver City, California; and (3) Approval of the Deposit of Approximately \$19,183.40 in Issuance Fees to the General Fund

MOVED BY COUNCIL MEMBER PUZA, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO PUBLIC HEARING NOTICES.

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record and she corrected the boundaries that were misstated in the staff report noting that the project is just southeast of Culver Boulevard and Braddock Drive.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor McMorris invited public input.

The following members of the public addressed the City Council:

Emily Dibiny was sorry about Vice Mayor O'Brien's ears noting that whenever she calls her family in Gaza all she hears are the drones.

Ferhat H was called to speak but was not present in Council Chambers or online.

Steve Siegel discussed the current state of the neighborhood; usage of the new building; questioned whether Culver City was putting separate money into the building; wanted to know whether Culver City was getting money to put the building in; wondered who would be living in the units; asked about acquiring the Vista Hotel; discussed concerns previously raised by the preschool in the area; large scale development in the area; throwing out the agenda of the previous City Council majority; he expressed concerns with adjacent residents that would have to deal with the large building; he felt the development would be problematic for the nearby YMCA; and he reported that they were looking at legal action for those who sued Culver City and were listed on the stay, not the appeal.

Helen Sklar was called to speak but was not present in Council Chambers or online.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding jurisdiction; clarification that Culver City has no control over the Vista Hotel; a meeting with the neighborhood association; communication with Los Angeles; awareness of the issue; the feeling that the location is the wrong place for such a facility; the success of Tilden Terrace; different concerns with the project; and clarification that the item is to act as a conduit for the requested financing, the City Council is not considering the actual project, and the item being considered is the amount being requested for bonds.

MOVED BY VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. CONDUCT THE PUBLIC HEARING UNDER THE REQUIREMENTS OF TEFRA AND THE INTERNAL REVENUE CODE OF 1986, AS AMENDED (THE "CODE"); AND,

2. ADOPT A RESOLUTION APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE BENEFIT OF THE COMMUNITY CORPORATION OF SANTA MONICA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, ON BEHALF OF 4464 SEPULVEDA BLVD., L.P., A CALIFORNIA LIMITED PARTNERSHIP, OR ANOTHER OWNERSHIP ENTITY CREATED BY 4464 SEPULVEDA BLVD. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OR BY ANOTHER AFFILIATE OF THE SPONSOR, HAS UNDERTAKEN A PROPOSED PLAN OF FINANCE THAT INCLUDES THE ISSUANCE AND REISSUANCE FROM TIME TO TIME OF ONE OR MORE SERIES OF REVENUE BONDS IN AN OUTSTANDING PRINCIPAL AMOUNT NOT-TO-EXCEED \$65,000,000 TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, DEVELOPMENT AND EQUIPPING OF A 95-UNIT QUALIFIED RESIDENTIAL RENTAL PROJECT TO BE OWNED AND OPERATED BY THE BORROWER AND LOCATED AT 4460-4464 SEPULVEDA BOULEVARD WITHIN THE CITY OF CULVER CITY. SUCH ADOPTION IS SOLELY FOR THE PURPOSES OF SATISFYING THE REQUIREMENTS OF TEFRA, THE INTERNAL REVENUE CODE AND CALIFORNIA GOVERNMENT CODE SECTION 6500; AND,

3. APPROVE THE DEPOSIT OF APPROXIMATELY \$19,183.40 IN ISSUANCE FEES TO THE CULVER CITY GENERAL FUND.

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#### Action Items

#### Item A-1

CC - (1) Consideration of an Interactive Digital Kiosk Program with Commercial Advertising, along City Sidewalks and Public Right-of-Way (Program), Including Consideration of Submitted Responses to the City's Request for Proposals for a Potential Vendor for the Program; (2) If Desired, Approval of an Agreement with the Selected Vendor for the Program; (3) If Desired, Creation of a City Council Ad Hoc Subcommittee for the Purpose of Negotiating the Terms of an Agreement with the Selected Vendor and Appointment of Two City Council Members Thereto; and (4) Direction to the City Manager as Deemed Appropriate

Elaine Warner, Economic Development Director, provided a summary of the material of record noting that both vendors had been

invited to provide an overview of their proposals, Success Mantra chose not to provide a presentation, and both were available to answer questions.

Clay Collette, IKE Smart Cities, provided background on the program and the product; discussed static wayfinding; programs in other cities; hardware; experience in the right of way; valid concerns expressed by the public; wheelchair and ramp access; the street furniture zone; minimizing construction impacts; the customizable cabinet; neighborhood specific kiosks; the passive and interactive modes; percentage of time ads are displayed vs. City content; social equity tools; entertainment; proprietary software; serving as a resource for local businesses; the transit application; serving as a complement to cell phones; customized art; ADA (Americans with Disabilities Act) compliance; language translation available; passive modes vs. active modes; Amber Alerts; privacy concerns; assurance that data would never be sold; responsibility for investment costs and maintenance; frequency of maintenance; the revenue sharing arrangement with Culver City; discounts for local businesses; outreach; siting; and support received from local organizations.

Elaine Warner, Economic Development Director, noted that neither respondent provided a detailed siting plan, but rather indicated that they would conduct extensive public outreach; she discussed the ability of the City Council to direct staff to return for review and approval of a final siting plan; environmental review considerations; bonuses; annual revenue to Culver City; warranties; and options to consider.

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Jessica Yas chose not to comment.

Dorothy Sadd indicated speaking on behalf of herself; noted that she thought the digital kiosks were amazing, she had seen them in major markets, but they were an advertising vehicle; she questioned whether enough money was being offered and whether other potential vendors would offer more; discussed the huge revenue streams from geo-targeting; wanted the City Council to recognize the opportunity; noted that the million dollars was not a lot relative to the ad revenue out there; and she felt that more information could be available in terms of ad revenue in other markets.

Barbara Broide, Coalition for a Beautiful Los Angeles, provided background on the organization; objected to the proliferation of commercial advertising, particularly on public property and the public right of way; discussed the rushed process; the need for more information; internal communication within the City Council suggesting that it needed to be done before the election; the hurried adoption of the ordinance; collaboration between one of the bidders and the City in crafting of the RFP; violation of state law; inaccurate comparisons with the program in Berkeley; and safety concerns related to digital advertising and driver distraction.

J. Marvin Campbell was called to speak but was not present in Council Chambers or online.

Steve Siegel questioned whether the program could be tested rather than having a full roll out; discussed lack of clarity regarding the length of the phases; revenue numbers; guarantees; maintenance and software; the need for a true return on investment calculation and analysis; revenue and spending potential; responsibility for damage to the kiosks; differences with Berkeley; researching experiences of other cities; placement; appreciation for Lashinda Demus; he reported seeing four cyclists and zero buses while traveling through Culver City traffic; and asked for a cost analysis on the bike lanes vs. actual usage and cost per rider.

Jim Clarke indicated speaking on behalf of himself; reported that a discussion on digital kiosks was begun when he served on the City Council; expressed support for the program; discussed innovative and new technology; contributions made by IKE to the Culver Arts Foundation and sponsorship of the Summer Sunset Music Series; the demo kiosk; showcasing local artists; display of upcoming art and cultural activities in Culver City; the 2028 Olympics and related events; the push for car-free events; providing informational kiosks to inform and direct; and he expressed support for the IKE proposal over the other provided.

Marci Baun expressed support for the kiosks as being beneficial to Culver City; discussed the Olympics; making information available; issues navigating the Culver City website; and her unsuccessful attempts to review the proposals.

Crystal Alexander discussed changes and challenges experienced by the business community; partnership between the City and the business community; benefits; discounts; support for a revenue



stream to address the structural deficit; the opportunity to advertise Culver City culturally; collaboration with the School District; the broad IKE proposal; different search results on a phone; and she encouraged the City Council to reach out to relevant CBCs for ideas on how to use the kiosks for the benefit of City programming.

Renato Romano was called to speak but was not present in Council Chambers or online.

Michelle Weiner urged the City Council to reject both proposals and defer the item to the future, if ever; discussed changing from MOVE Culver City to SELL Culver City; the fact that the majority of the time advertising would be what is displayed; the ability of Culver City to get by without billboards; revenue from the large signs that would constantly bombard people with advertising vs. billboards that would not be taking up precious sidewalk space; adding to screentime; and the gateway to more advertising in public space.

Melissa Sanders expressed support for the presentation; liked that Braille was available; discussed inclusivity; adding Culver City historical content and charging ports; student art shows; providing access and understanding of local events; ensuring there is an out clause if it doesn't work; and she felt the kiosks could be an enhancement to Culver City.

Darrell Menthe, Culver City Downtown Business Association (DBA); discussed the importance of including the Business Improvement Districts (BIDs) in the process; beautification; communication with stakeholders in choosing locations; concern with stale public messages; taking some of the money to hire someone to curate the public space properly; different local events and businesses; and concern with giving staff more responsibility without hiring more people.

Travis Morgan, with one minute ceded by Karyn Marks, discussed his work to find win-win solutions; concern that there were only two proposals: one that was qualified and one that was not; he questioned why out of the 40 vendors out there, only two bids were received, only one of which that was qualified; discussed other options; size of the kiosks; placement in front of crosswalks and traffic lights in other cities; safety concerns; single-sided options from other vendors; placement of screens parallel to the road so that distracted driving is not an issue; smaller interactive kiosks available with the same features that can share locations with mobile devices; other vendors that have

bus shelter and parking kiosk integration; interactive functionality and transit information; and he noted that there were many options available other than the largest one that was presented.

Mark Galanty provided background on himself; discussed gimmicks and advertising fads that come and go; advertising as based on gaining attention; safety issues; cities all over the world that have installed the kiosks and had to remove them; difficulty of removal; ensuring there is a plan if the program does not meet goals; use of public space; support for open space; utilizing space that has already been taken up; data mining; the current company vs. the next one; and making sure to protect the public's interest.

Jack Galanty stated that the kiosks would only work if they are placed where they will be utilized; discussed the RFP; placement and use of the sidewalks; the importance of ensuring proper placement; concern with staff workload and having City staff available to update information; and lack of benefit from outdated information.

Eric Shabsis, IKE Smart City, discussed community outreach; payment for consulting services; misinformation disseminated about the kiosks; he clarified that the kiosks do not share personal data and are no cost to Culver City; discussed revenue share for the use of City-owned space; screen size; accommodating the screens with ADA path width; distance between kiosks; the Culver City Code; support received in the City; community benefits; revenue stream; and he urged the City Council to support the proposal.

Andrew Leist discussed information available on phones and the Culver City website; the City ordinance against public signage that makes Culver City visually attractive compared to other parts of Los Angeles county; advertising displayed; value of promotion of local events and information; diminishment of the City-scape; he asserted that the City would be more beautiful without the kiosks; expressed gratitude to previous City leaders who kept the City free of billboards and signage; and he asked the City Council not to approve the proposal noting that current and future residents would be grateful.

Dorothy Sadd, speaking on behalf of the Bicycle and Pedestrian Advisory Committee (BPAC), discussed the role of the Committee; sharing an informed point of view; value of the right of way which extends from the curb to the property line; the value of

aesthetics; the formal request of the BPAC to be included in the process to assist with location to ensure that sightlines are not affected; kiosk size; pedestrian safety; debating optionality; public participation; and she reported that the BPAC would love to help in presenting information back to the City Council.

Responding to inquiry, Clay Collette, IKE Smart Cities, asserted that they did not collect or sell data and could include that assurance in the contract that would apply to successors as well; discussed protecting the City via contract; siting; different codes in different cities; compliance with Culver City requirements; the permitting process; and appreciation for community input into the site selection process.

Discussion ensued between Mr. Collette, staff and Council Members regarding relocation provisions; safety concerns; new development; and streetscape improvement.

Additional discussion ensued between staff and Council Members regarding support for the opportunities provided; capitalizing on the Olympics and other events; additional revenue sources for the City; qualifications of IKE Smart City vs. Success Mantra; site location; and a suggestion to go with IKE and form an ad hoc subcommittee with Vice Mayor O'Brien and Council Member Vera serving with one community meeting held to consider site location, the amount, and spacing of the kiosks, and incorporate the suggestion made by Darrell Menthe.

Further discussion ensued between staff and Council Members regarding initial discussions regarding kiosks in 2018; restarting the process when new Council Members come on board; bringing the item to a final decision; signage at outdoor malls; different functions on the device; the two proposals received; and support for an ad hoc subcommittee to gain siting input in the manner they deem most effective.

Council Member Eriksson moved to select IKE, create an ad hoc subcommittee, and appoint Vice Mayor O'Brien and Council Member Vera to finalize contract negotiations and site selection that will come back to the City Council.

Discussion ensued between staff and Council Members regarding appreciation for the presentation and public comment; the removal process; lack of a cancellation clause in the proposal; contract negotiations; capital investment; constituent feedback requested the last time the item was considered; outreach and

notification; average usage per hour; preliminary data; measuring effectiveness; development of a baseline; tracking revenue; management of Culver City content; content development; improving messaging and design; environmental review; exemptions; CEQA (California Environmental Quality Act); privacy; data; creation of a privacy policy to incorporate in the contract; the negotiation process; varied reactions about the kiosk; the uncommon action item; changing the zoning code regarding advertising in order to have the conversation; concern with a lack of feedback from constituency groups; efforts to reduce screen time; being selective in revenue streams; opportunities to advertise businesses and community events; incorporation into bus stops and parking garages; and support for Option 5 to gain community feedback, develop a privacy policy, learn about financials, and reconsider the size of the kiosks.

Additional discussion ensued between staff and Council Members regarding future-proofing datamining; input from BPAC on siting; content management by the Communications Manager; concern with keeping information up to date; concern with the number of RFP responses received; the RFI (Request for Information); financial infeasibility; the aggressive program; narrowing the scope with the interactivity; size of the community; the profit center; the opportunity to incorporate the kiosk into bus shelters and parking garages; and collaboration with IKE.

Responding to inquiry, Clay Collette with IKE, discussed the process for upgrades; he indicated that he did not know why there were only two respondents; discussed competitiveness; the value seen in Culver City; their growth trajectory and business model; and he reported that they had not had to remove any kiosks.

Further discussion ensued between staff and Council Members regarding support for providing wayfinding; more effective community outreach; information available on a phone vs. curated information provided by Culver City; ad rotation; letters of support received; feedback from the business community; acknowledging increased density; being respectful of neighbors; similar kiosks in other cities; right of way; support for involvement of the BPAC in siting; the structural deficit; the importance of fiscal responsibility; and support for exploration of bus shelter and parking garage integration.

Discussion ensued between staff and Council Members regarding

appreciation to staff for their efforts; concern with procedure and process; the importance of transparency and accountability; concern with sightlines and potential driver distraction; appreciation for referring to the project as billboards rather than wayfinding; traffic violence; safety concerns; ensuring that pedestrian and traffic safety is centered in determining locations; privacy concerns; the capacity for the kiosks to track certain things; incorporating specific language about whatever is recorded into the motion; the importance of addressing and safeguarding cell phone and facial recognition data; clarity with responsibility for maintenance; expected revenue generation; putting a price tag on Culver City; the conscious choice of other City Councils to protect the public right of way; looking at what needs to be done to balance the budget; other ways to address issues; clarification that the program would not solve budget issues; data indicating that 97% of Americans have cell phones; solving an issue vs. bringing advertising into the community; inviting the public into the ad hoc committee meeting; the accelerated timeline; welcoming community input as the process moves forward; and impacts to the future of Culver City.

Council Member Vera received clarification that the IKE proposal did not require Culver City to be responsible for maintenance.

Additional discussion ensued between staff and Council Members regarding allowing the ad hoc subcommittee to determine the process to gain siting input from interested stakeholders; including the City's privacy policy and reducing the number of kiosks; minimum number of kiosks for revenue; staff collaboration with the subcommittee; allowing leeway to address items as they arise; and agreement that final site selection would return to the City Council.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL:

1. APPROVE AN INTERACTIVE DIGITAL KIOSK PROGRAM WITH COMMERCIAL ADVERTISING ALONG CITY SIDEWALKS AND PUBLIC RIGHT OF WAY (THE PROGRAM) ; AND,
2. SELECT IKE SMART CITIES AS THE VENDOR FOR THE PROGRAM; AND,
3. CREATE AN AD HOC SUBCOMMITTEE TO WORK WITH CITY STAFF AND THE SELECTED VENDOR TO DETERMINE THE TERMS OF THE CONTRACT AND INVOLVE ALL STAKEHOLDERS REGARDING SITING AND OTHER ITEMS AND

HAVE FINAL SITE SELECTION RETURN TO THE CITY COUNCIL FOR APPROVAL; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR O'BRIEN THAT THE CITY COUNCIL: APPOINT VICE MAYOR O'BRIEN AND COUNCIL MEMBER VERA TO SERVE ON THE AD HOC SUBCOMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, O'BRIEN, PUZA, VERA  
NOES: NONE  
ABSTAIN: MCMORRIN

Discussion ensued between staff and Council Members regarding clarification that approval of the agreement would return to the full City Council; the ability to redo a motion for consideration; voting no vs. abstaining; and those who voted yes were unwilling to grant a request to reconsider the motion to approve the contract with IKE.

Mayor McMorris discussed the lateness of the hour and fairness to the public who have waited for their items to be heard.

Discussion ensued between staff and Council Members regarding expedited review of items with comments kept brief; time sensitive items; the ability to hold over items; number of speakers waiting; and agreement to defer Item A-3 to a later City Council meeting.

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Item A-2

SA - Approval of an Amended Disposition and Development

Agreement by and between the Successor Agency to the Culver City Redevelopment Agency and Culver Public Market, LLC, Related to a Commercial Project at Washington Boulevard and Centinela Avenue (Culver Public Market) located at 12337 - 12423 Washington Boulevard, 4061 - 4063 Centinela Avenue, and 4064 Colonial Avenue

Elaine Warner, Economic Development Director, provided a summary of the material of record.

Mayor McMorris invited public input.

The following members of the public addressed the City Council.

Jean Ballantine provided background on herself; objected to the way the City Council was rushing through the item at the late hour; discussed length of the project; concerns with parking and traffic on the narrow street; the entry into the parking garage off Colonial Avenue; assurances regarding construction management plans; lookback provisions; a promised traffic and parking study; concern with skipping the overview of the project; lack of a discussion on how many or what type of restaurants would be there; the meeting held at the park; and she asked for an approval process.

Jonathan Mandel echoed comments made by the previous speaker regarding rushing through the agenda item; discussed lack of community input into the project; the proposed amendment; the substantively different project than what had been originally approved; length of the project; different needs than when the project began 12 years ago; he urged the City Council to oppose the amendment in order to allow additional time to evaluate the project; noted the lack of community notice for the one meeting held; repeated comments made by the developer that the project had been developed with the City behind closed doors; the project that will substantively change the neighborhood; and concern with perpetuating the history of the area that was annexed to take advantage of the tax revenue.

Heather Moses provided background on herself; asked for support on the proposed amendment; discussed development of the empty lots; support for existing businesses in Culver City; and she asked that the City Council support the project and help it move to completion.

Amanda Shue's husband voiced her support for the project and for expediting development of the dirt lots; discussed proposed

gathering spaces; and noted that the project would elevate the neighborhood.

Discussion ensued between staff and Council Members regarding length of the project; changes over time; public meetings; support for the project; traffic mitigation; vehicular access; concerns about Colonial Avenue; parking structure access; mitigations to block traffic turning down Colonial Avenue toward Washington Place; the Centinela Boulevard entrance; traffic concerns; construction staging through the planning approval process; parking; restaurant selection; the Disposition and Development Agreement; outreach; meeting notice for the community meeting; meeting attendance; targeted public outreach; and use of the site for housing.

Additional discussion ensued between staff and Council Members regarding apology to those frustrated with the lack of a more in-depth discussion; length of the project; the developer presentation at the community meeting; major changes to the project; additional open space; decreased parking; concern with parking intrusion; people who want the project; and letters of intent.

A project representative discussed leasing status.

Further discussion ensued between staff and Council Members regarding construction that began before the pandemic resulting in a shorter construction timeline now; appreciation to community members who provided public comment and for the detailed staff report; advocating for housing; the goal to not have an empty dirt lot; and potential jobs created.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY: APPROVE AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AND CULVER PUBLIC MARKET, LLC, RELATED TO A COMMERCIAL PROJECT AT WASHINGTON BOULEVARD AND CENTINELA AVENUE (CULVER PUBLIC MARKET) LOCATED AT 12337 - 12423 WASHINGTON BOULEVARD, 4061 - 4063 CENTINELA AVENUE, AND 4064 COLONIAL AVENUE.

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Item A-3

CC - (1) Report and Presentation on the City's User Fee Study;



**and (2) Direction to the City Manager on the Cost Recovery Goals and Proposed Fee Updates**

This item was deferred to a future meeting due to the lateness of the hour.

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Item A-4

**CC - Discussion and Direction of a Potential Transparency Ordinance Requiring Construction Contractors and Subcontractor Disclosures**

Mark Muenzer, Planning and Development Director, provided a brief summary of the material of record.

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

Melissa Sanders was called to speak but was not present in Council Chambers or online.

Richard Burns, Western States Regional Council of Carpenters, expressed support for the ordinance; discussed other cities that have done this; helping cities stop a job to make it right; and ensuring that workers are treated right.

Discussion ensued between staff and Council Members regarding the intent to support fair labor practices in the construction industry; using a sliding scale; the ordinance as targeting larger development projects; staff agreement to conduct data analysis regarding project size; understanding needs; support for protections; appreciation for the comparison with similar ordinances in the area; and the timeline for data review for staff to return with suggestions.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO PREPARE A TRANSPARENCY ORDINANCE SIMILAR TO THE CITY OF CARSON'S ORDINANCE AND RETURN TO THE CITY COUNCIL FOR APPROVAL.

Mayor McMorris received clarification that staff would return with data driven rationale as to suggested square footage and residential number of units.

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

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Jim Bowen was called to speak but was not present online or in Council Chambers.

Gary Zeiss noted that the Gaza resolution issue had again resulted in the meeting going late; expressed concern with the way the issue is being handled; noted the fact that not one life would be saved; he suggested bringing someone over who needs medical care and actually doing something rather than being performative; and discussed the difficulty of actually doing something that is going to help people.

A message was read from Fawaz Istwani noting that the vast majority of public comment was in support of asking the City Council to direct staff to hold a special meeting on November 19; discussed repeated requests since August; making people feel seen, heard, and protected in Culver City; support for the EHRAC request; the suggestion from Council Member Vera to address the EHRAC; and allowing peace of mind.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

Council Member Vera reported that he had promised to help get the issue to the EHRAC; noted that people were speaking past each other; discussed the importance of allowing conversation no matter where people stand; and he asked that the City Council direct EHRAC to hold a conversation to find common ground and ensure that all community members are listened to.

Discussion ensued between staff and Council Members regarding clarification on the request that the City Council agendize consideration of amending the work plan of the EHRAC to include

the community conversation; scheduling; the workplan approved by the City Council; and consensus was achieved from Vice Mayor O'Brien and Council Members Puza and Vera to agendize consideration of amending the EHRAC work plan to include the community conversation.

Council Member Puza proposed agendizing consideration of applying for funding of Homekey Plus.

Discussion ensued between staff and Council Members regarding whether a site has to be identified before applying for funding; a suggestion to have staff explore the feasibility of the Homekey Plus Program; and Notice of Funding Ability.

Council Member Puza received City Council consensus from Mayor McMorris, Vice Mayor O'Brien and Council Member Puza to have staff explore the feasibility of applying for funding for the Homekey Plus program.

Mayor McMorris received unanimous consensus to agendize a conversation with the School Board/City Council subcommittee as it pertains to harm reduction by making Narcan and fentanyl test strips available to school partners and discussion with the parks, the Teen Center and other locations that young people are, considering the data shared by IPS.

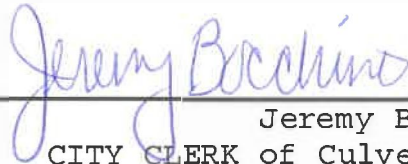
City Council consensus was achieved to agendize the following items for consideration on a future agenda:

- Consideration of an action item to discuss changing the EHRAC work plan to include the community conversation
- Direct staff to explore the feasibility of applying to Project Homekey Plus
- Agendize a conversation with the School Board/City Council subcommittee as it pertains to harm reduction with the availability of Narcan and fentanyl strips for school partners and discussion with the parks, the Teen Center and other locations that young people are, considering the data shared by IPS

**Adjournment**

There being no further business, at 12:55 a.m., October 29, 2024, the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on November 11, 2024.

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



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YASMINE-IMANI MCMORRIN

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

Date: DECEMBER 9, 2024