

OFFICIAL MINUTES

SPECIAL 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

November 11, 2024  
7:00 p.m.

**Call to Order & Roll Call**

Mayor McMorrin called the special 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 6:00 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

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**Closed Session**

Mayor McMorrin invited public comment.

Jeremy Bocchino, City Clerk, reported no requests to speak.

MOVED BY VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, 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.

At 6:01 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 Item:

**CS-1** CC - Public Employee Performance Evaluation  
Title: City Attorney  
Pursuant to Government Code Section 54957

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**Recognition Presentations**

Mayor McMorrin called the special 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 6:39 p.m. in the Mike Balkman  
Chambers at City Hall with all Council Members present.

Item R-1

**CC - Presentation of a Commendation to Celebrate Heidi Duckler,  
Founder and Artistic Director of Heidi Duckler Dance**

Vice Mayor O'Brien presented a Commendation to Celebrate Heidi  
Duckler, Founder and Artistic Director of Heidi Duckler Dance.

Heidi Duckler expressed appreciation for the honor.

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Item R-2

**CC - Presentation of a Commendation to New Earth in Recognition  
of their 20<sup>th</sup> Anniversary**

Vice Mayor O'Brien and Council Members Eriksson and Vera exited  
Council Chambers.

Mayor McMorrin observed that it was the first time she had seen  
Council Members exit the dais for a presentation or decline to

sign a Commendation; she noted that a Commendation did not constitute a full endorsement; observed that people from all backgrounds could serve and make good impacts to the community; she apologized that the City Council could not celebrate the fact that an organization had been doing meaningful work for 20 years; and she expressed pride in presenting the Commendation to New Earth in Recognition of their 20<sup>th</sup> Anniversary.

A New Earth representative thanked Mayor McMorris for her support of the organization and for the young people who rarely get respect or representation; indicated that they were proud to continue to serve the City; and they presented Mayor McMorris with a Community Trailblazer Award for her continued strong representation for women and girls.

Vice Mayor O'Brien and Council Members Eriksson and Vera returned to Council Chambers.

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Item R-3

**CC - Presentation of a Proclamation Declaring the Month of November 2023 as Movember in Culver City**

Vice Mayor O'Brien presented a Proclamation Declaring the Month of November 2023 as Movember in Culver City.

Roger Braum, Assistant Culver City Fire Department (CCFD) Chief, thanked the City Council for the Proclamation and provided background on Movember.

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Item R-4

**CC - Presentation of a Proclamation in Recognition of Veterans Day on November 11, 2024**

Council Member Puza presented a Proclamation in Recognition of Veterans Day on November 11, 2024.

Jane Leonard expressed appreciation for the acknowledgement of veterans with the Proclamation in Recognition of Veterans Day; discussed the 500 flags placed around Veterans Auditorium by the Exchange Club to end veteran homelessness; and she thanked Culver City for their support.

Howie Jacobowitz discussed the service on Saturday; ways to honor Veterans; he indicated that money raised would be directed to New Directions for Veterans; and reported that donations could be made at [culvertribute.org](http://culvertribute.org).

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Item R-5

**CC - Presentation of a Proclamation in Recognition of World Kindness Day on November 13, 2024**

Council Member Eriksson presented a Proclamation in Recognition of World Kindness Day on November 13, 2024.

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Item R-6

**CC - Presentation of a Proclamation in Recognition of Transgender Day of Remembrance on November 20, 2024**

Council Member Puza presented a Proclamation in Recognition of Transgender Day of Remembrance on November 20, 2024.

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Item R-7

**CC - Presentation of a Proclamation Designating November 30, 2024 as Small Business Saturday**

Mayor McMorrin presented a Proclamation Designating November 30, 2024 as Small Business Saturday.

A representative from the Culver City Chamber of Commerce expressed appreciation for the recognition noting that the vast majority of its members were small businesses that were the life blood of the community.

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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 7:08 p.m. in the Mike Balkman Chambers at City Hall with all Council Members present.

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### **Pledge of Allegiance**

Mayor McMorris led the Pledge of Allegiance.

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### **Land Acknowledgement**

Mayor McMorris 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 McMorris 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 Vera expressed gratitude to all veterans and to first responders; thanked the Exchange Club for their event at Vets in honor of women who served; and he welcomed the Culver City Fire Department (CCFD) Strike Team who had been helping with the Mountain Fire.

Council Member Eriksson remarked upon impressive stories told at the Veterans Auditorium event by women who have served noting that there would be information from the event posted on the Exchange Club website.

Council Member Puza discussed the Asian World Film Festival from November 14-20; National Adopt a Senior Pet month; and he reminded people to adopt, not shop.

Vice Mayor O'Brien reported that he missed the Veterans Day ceremony as he was busy doing trail remediation and repairs at

the Baldwin Hills Scenic Overlook; he acknowledged the sacrifice made by families of veterans; and he discussed his reasons for stepping out of Council Chambers for the Commendation presentation to New Earth.

Mayor McMorris expressed appreciation for the recognitions; discussed the choice to celebrate the twenty years of work done by New Earth; past celebration of businesses that have had issues; reasons the Historical Context Study did not include people's names; being bigger than one's mistakes; celebrating the good; totality of circumstances; acknowledgement of a Black and Brown led non-profit focused on supporting diversionary and justice-impacted young people; she observed there were not a lot of organizations doing the work New Earth does; discussed the importance of lifting up that type of work; the many lawsuits that Culver City is involved in; Native American History Month; support for Native artists and culture; the Walk and Rollers activation around Ruby Bridges Day on November 14; she echoed previous comments about Veterans Day and the Asian World Film Festival; discussed the healing space she and Council Member Puza hosted for those having difficulty with the election results; people who are feeling unseen; the importance of taking care of each other and being there for each other during interesting times; and the need for more belonging in the community.

Roger Braum, Assistant CCFD Chief, discussed heroic and compassionate work done by the Culver City Strike Team in the Mountain Fire.

Jeremy Bocchino, City Clerk, reported that Consent Item C-6 had been removed from the agenda.

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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.

The following members of the public addressed the City Council:

Michael Koppy congratulated those Council Members who were reelected; discussed efforts to fight the giant building planned for Sawtelle and Culver using the proper procedures;

acknowledgement of the right of developers to build what is legally allowable, but concern with lack of enforcement of rules and requirements by Culver City bureaucracy; he reported furnishing materials to staff and the City Council back in January; discussed lack of action by staff; incorrect facts being presented; the need for the City Manager to do a better job governing his departments; failure to enforce rules concerning community meetings; contempt for residents expressed by the Planning Director; the 17 year project; communication with staff and his direct exchange with Troy Evangelho; he asserted that the Planning Department needed to apologize to those 60 people who have been completely ignored and have expressed concern with lack of notification; stated that Culver City needed to write a letter to the developer about their failure to properly notify residents or identify themselves; and he wanted to see a properly scheduled community meeting.

Al the Zionist expressed pride at being a Zionist; congratulated Council Member Vera and Mayor McMorris on their reelection; he wanted more aid to Israel; discussed rejection of racism and antisemitism; calls for a ceasefire; the true intention of antisemites; testing advance weapon systems; improving weapons for soldiers; the goal of Hamas to burn America; and he asked Culver City to stand with Israel against Hamas.

Dr. Luther Henderson discussed the landslide victory for Donald J. Trump; encouraged those whose vision was rejected to stop engaging in rhetoric and actions to fight the duly elected national leadership; discussed parallels to the election of Abraham Lincoln; temptation to resort to sedition; fighting against the will of the American people; clear and present danger to the constitutional republic; he thanked the veterans who had served to protect freedom; and he asked everyone to work to make America great again.

Mariah Fontijn, with one minute ceded by Emily Dibiny, asked that the City Council agendaize consideration of a resolution for an immediate permanent and mutual ceasefire to end the violence in Palestine, Israel, Lebanon, Syria, and Yemen; discussed previous resolutions for Israel and Ukraine; dehumanization of those who are ignored; the need for political will to imagine everyone as equal human beings; she asked that the City Council stop justifying inaction; discussed suffering; disillusionment; the playbook of oppressors and colonizers; the need to seek moral clarity and courage; ethnic cleansing; lack of food, water, or medicine for those in Gaza for 33 days; demographics of those killed by Israel; and she noted that the

majority of Americans want a ceasefire and an arms embargo and she expected Culver City wanted that also.

Maria Beg was called to speak but was not present in Council Chambers or online.

Steve Siegel thanked all of the veterans for their service; proposed getting creative about informing residents about large initiatives coming to their neighborhoods; and he expressed concern with a small group of neighbors trying to get the paddle tennis courts at Elenda removed.

Christian May-Suzuki discussed previous communication with Council Members regarding policies in his capacity as reporter; the need for an unbiased, in-depth news publication for residents; issues with getting good reporting that have resulted in residents being uninformed; he announced that he was launching a new online news publication focused exclusively on Culver City called the Culver Crescent; discussed the need for neutrality; and he hoped he could earn their support and their subscription soon.

Polly Stenberg introduced her children; provided background on herself; discussed dignity, equity, equality, and the right to life for all people; refusal to be divided or to be told that speaking out against genocide is antisemitic or self-loathing; she asked that the City Council direct the Equity and Human Relations Advisory Committee (EHRAC) to hold a special meeting to allow for a Community Conversation; she noted that everyone needed each other and could not bear to be fighting against one another; asserted that the discussion was long past due to be held; she asked the City Clerk to help facilitate scheduling the meeting before the end of the year; and she stated that children were watching noting the importance of modeling that all people have a right to life and that it is not ok to bomb children anywhere.

Carolyn Libuser was called to speak but was not present in Council Chambers or online.

Melissa Sanders expressed gratitude to veterans and to the Exchange Club; indicated that she would be consulting the City Attorney about the inability to provide public comment for recognitions; discussed misrepresentation of the truth and reality; lack of positive experience with New Earth; cease and desist letters from a lawyer on the New Earth Board; attempts to intimidate and silence people; cancellation of the New Earth

contract by Los Angeles county; lawsuits; and negative affects to the Culver City community.

Patrick Godinez, speaking as a concerned unhoused neighbor, discussed future affordable housing projects such as the one being considered in Item C-2; felt that discussions should be held during a joint meeting between the City Council and the Advisory Committee on Housing and Homelessness (ACOH); stated that the City Council should take a step back and look at their great accomplishments; discussed building in a more cost effective way; looking out for ways to receive funding; refining the continuum of care; and ensuring that people can move along to permanent housing and a better life for everyone.

Samia Bano, EHRAC Chair, speaking on behalf of herself; asked the City Council to agendize consideration of the EHRAC request to be able to hold a Community Conversation as soon as possible, and she clarified that the conversation would be to discuss equity and human relations concerns, not the specifics of a ceasefire.

Marci Baun thanked the veterans and first responders for their service; discussed the lawsuit from New Earth against the School Board; giving a commendation to an organization that sent unlicensed people to work with students; number of students served; lack of results; she felt that a more effective use of money would be to hire more counselors; and she invited everyone interested in Plunge policies to attend the Parks, Recreation and Community Services Commission meeting at the Senior Center on November 21.

Judi Sherman discussed theater that would take place during consideration of Item PH-3; housing planned for Fox Hills; rubber stamping of the project by the Planning Commission; the blessing of City planners; lack of action by the City Council to advocate for the Fox Hills community despite having almost two years to amend the Housing Element to lower the density designation; lack of direction to equitably distribute state housing requirements; grant money for the Specific Plan for Fox Hills; added pollution with the completion of the developments; overdevelopment of the area; the problem created by Culver City; addressing climate goals for the state; and the purpose of the grant money.

Stephanie Sharp, New Earth, reported participating with Culver City for Peace; indicated being unaware about the intensity of emotion; discussed the need to take a step toward the middle;

being humans first and foremost; efforts to help each other establish communication; she asked that the City Council approve an EHRAC Community Conversation for people to learn how to talk to each other; noted the ability to be on each other's side even when in disagreement; and dismantling someone's fundamental identity.

Alice H. reported feeling sad and frustrated by the lack of action by the City Council noting that despite support from Vice Mayor O'Brien and Council Members Puza and Vera, the meeting on Gaza requested by EHRAC had not happened; questioned why it was so difficult to move forward; discussed the number of children killed every day and those suffering from malnutrition in Gaza; militarized starvation; loss of trust and respect from the electorate; and she asked the City Council what they were afraid of.

Jared Bailey was called to speak but was not present in Council Chambers or online.

Ivanska Pagan discussed the EHRAC request for a meeting about the humanitarian crisis in Gaza and impacts to Culver City; World Kindness Day that includes everyone in the world; the fact that everyone deserves peace; Veterans Day; she felt that a ceasefire was important; and she did not want to see any more money sent to fund a genocide.

Hala Mohammed congratulated Mayor McMorris and Council Member Vera on being reelected; acknowledged the service of veterans; and read a poem dedicated to all the orphaned children and to all the mothers who feel the pain of the children.

Larry Sherwood was called to speak but did not respond.

Tom O'Neill discussed international assaults on the western world and its values; Jewish students driven into libraries on college campuses; the assault on Israel for 75 years; international pressure to stop; pursuing and defeating their enemies into unconditional surrender; and the warning: "as goes Israel, so goes the United States of America."

Maria Beg indicated being out of town, but still calling to express her heartbreak and devastation over the genocide in Gaza; discussed Culver City agreement to agendaize a conversation; control of the agenda; lack of acknowledgement of the genocide in Gaza and of the pain and suffering of the community; and she expressed concern that anyone who did not

stand with Israel did not seem to matter.

Jared Bailey questioned why despite agreement to agendaize an item to direct the EHRAC to allow a Community Conversation of healing and understanding, the item was not placed on the agenda; discussed signage prohibiting skating and biking around City Hall; the skatepark built to allow a place to skate; the community request to allow a place hold a moderated Community Conversation; and he asked that the EHRAC be directed to hold a Community Conversation.

T'Ana Allen, Deputy City Clerk, reminded anyone who had signed up to speak after the item began, that there would be a second opportunity to speak on Items Not On the Agenda at the end of the meeting.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON NOVEMBER 11, 2024.

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

Consent Calendar Item C-6 was removed from the agenda and Items C-3, C-7, C-9, C-12, C-13, C-19, and C-20 were considered separately.

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#### **Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for October 19, 2024 to November 1, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 19, 2024 TO NOVEMBER 1, 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 28, 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 28, 2024.

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Item C-3

**CC:HA -Authorization to Release a Request for Proposals to Award up to 50 Section 8 Housing Choice Voucher Program Project-Based Vouchers for the Creation of New Construction or Substantial Rehabilitation Affordable Housing Projects**

Tavis Barnes, Housing and Human Services Director, introduced the item.

Jesse Mays, Assistant City Manager, provided a presentation on Project-Based Vouchers (PBVs).

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Jeanne Black discussed the recognized need for more affordable housing in Culver City which is years behind other area cities; the Affordable Housing Linkage Fee passed in 2021; reliance on developers to obtain financing; the need for a guaranteed revenue stream to pay the mortgage; commitment of PBVs for Jubilo Village; and she hoped that the project in collaboration with Community Corporation of Santa Monica would proceed smoothly.

Ann Treleven provided background on herself; discussed the partnership with Community Corp of Santa Monica; funding received based on the promise from Culver City of 95 PBVs; providing a permanent place for people to live; the difficulty of getting the project built without the PBVs; the five year process; and she begged the City Council to pass the item as she saw it as the path forward for affordable housing to allow people to continue to live in Culver City.



Tara Barauskas, Community Corp Santa Monica, developer of Jubilo Village in partnership with Culver Palms United Methodist Church, discussed the previously given voucher commitment; concern with the change from 95 vouchers promised to 50; the catastrophic \$16 million shortfall; the application for tax credits; penalties for returning tax credits; money already spent by the church; and willingness to work with the City to resolve the issue to make the project a success.

Discussion ensued between staff and Council Members regarding the current narrative with some erroneous information; correspondence based upon any allotment being conditioned and the need to follow the HUD (Housing and Urban Development) process; where the vouchers would go if the Jubilo Village project does not go forward; the requirement to go through a competitive process to release PBVs; staff work with developers to help identify funding resources for projects; the ability for anyone in the development community to apply for the vouchers; the number of very-low and low income units in Culver City; number of units in process that are designated as affordable; different affordable designations for units in process; the competitive process; public notice; threshold requirements; the Annual Progress Report; money the City has put into the project; state provided funds; the Low and Moderate Housing Asset Fund; land committed by the church; review of the project by Keyser Marston and Associates; the acquisition of the land from the church by Community Corp of Santa Monica; and use of the proceeds that the church receives from the sale of the land to Community Corp to build the church facilities.

Tara Barauskas, Community Corp Santa Monica, clarified that they would be leasing the land from the church, not purchasing it; she added that they had a written commitment from Culver City for 95 PBVs, not 50; and, responding to inquiry, she clarified that \$13 million would be paid for the 99 year lease with the church.

Additional discussion ensued between staff and Council Members regarding disagreement that the City had indicated a commitment of 95 PBVs in writing; support for the project; getting creative in working things out; confusion; encouragement to staff to communicate with Community Corp; inability to speak to the specifics of what is happening; concern with the disconnect; commitment to furthering fair housing; concern expressed with being priced out of Culver City; the need to welcome and support neighbors; looking at ways to support Section 8 and very-low or

low income housing; and appreciation to those who shared their comments.

THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS TO AWARD UP TO 50 SECTION 8 HOUSING CHOICE VOUCHER PROJECT-BASED VOUCHERS FOR THE CREATION OF NEW CONSTRUCTION OR SUBSTANTIAL REHABILITATION AFFORDABLE HOUSING PROJECTS.

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Item C-4

**CC - (1) Approval of an Agreement with Konica Minolta for Digitization of Files in the Current Planning Division in an Amount-Not-To-Exceed \$79,420 and (2) Authorize the City Manager to Execute the Contract**

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH KONICA MINOLTA FOR DIGITIZATION OF FILES IN THE CURRENT PLANNING DIVISION IN AN AMOUNT NOT-TO-EXCEED \$79,420, 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-5

**CC - Approval of a Purchase Order with Snap-On Industrial for the Purchase of New Tool Cabinets and Workbenches for the Transportation Facility in an Amount Not-to-Exceed \$184,285.37**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH SNAP-ON INDUSTRIAL FOR THE PURCHASE OF NEW TOOL CABINETS AND WORKBENCHES IN AN AMOUNT NOT-TO-EXCEED \$184,285.37; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-6

**CC - Ratification of the Fiscal Year 2025 Los Angeles/Long Beach Urban Areas Security Initiative (UASI) Project Application Submitted to the California Governor's Office of Emergency Services (Cal OES) for the Amount of \$131,000**

This item was removed from the agenda.

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Item C-7

**CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with Keen Independent Research LLC to Update the Scope of Service to Include Phase II Tasks, Update the Termination Date to the Conclusion of Phase II Tasks, and Increase the Not-to-Exceed Project Fees by an Additional \$63,530 for a Total Not-to-Exceed Amount of \$156,350 for the Preparation of the Racial Equity Action Plan (REAP); and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Increase Funding for the REAP Preparation by Appropriating \$63,530 from the General Fund Unassigned Balance**

Michelle Hamilton, Human Resources and Equity Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the timeline; the final date; Phase I; the Phase I Findings Report; Phase II; the budget adjustment; additional funding to engage in Phase II; scope of Phase II; outreach to historically marginalized communities; and the final report.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KEEN INDEPENDENT RESEARCH LLC TO UPDATE THE SCOPE OF SERVICE TO INCLUDE PHASE II TASKS, UPDATE THE TERMINATION DATE TO THE CONCLUSION OF PHASE II TASKS, AND INCREASE THE NOT-TO-EXCEED PROJECT FEES BY AN ADDITIONAL \$63,530 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$156,350 FOR THE PREPARATION OF THE RACIAL EQUITY ACTION PLAN (REAP); AND,

2. APPROVE A RELATED BUDGET AMENDMENT TO INCREASE FUNDING FOR THE REAP PREPARATION BY APPROPRIATING \$63,530 FROM THE GENERAL

FUND UNASSIGNED BALANCE TO ACCOUNT NO. 10122100.610400. (FOUR-FIFTHS VOTE REQUIRED); 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) Award of Contract in the Amount of \$956,800 to Pipe Tech, Inc., as the Lowest Responsive and Responsible Bidder, for the Citywide Sewer Main CCTV and Condition Assessment (Phase I) Project, PZ-230; and (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$239,200**

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO PIPE TECH, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE SEWER MAIN CCTV AND CONDITION ASSESSMENT (PHASE I) PROJECT, PZ-230, IN THE AMOUNT OF \$956,800; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN THE AMOUNT NOT-TO-EXCEED \$239,200, 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 - Adoption of a Resolution Approving the Tentative Parcel Map Extension for the Mixed-Use Development Located at 11111 Jefferson Boulevard**

Discussion ensued between staff and Council Members regarding adding a clause to ensure that developers maintain the property; Conditions of Approval that specifically address site

maintenance; direct conversations with new owners while the project is being reviewed; and incorporating those conditions into projects moving forward that require Planning Commission or City Council approval.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING EXTENSION OF TENTATIVE PARCEL MAP, P2024-0231-ET (NO. 083409) FOR 11111 JEFFERSON BOULEVARD, THEREBY GRANTING A THREE-YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 083409, TO NOVEMBER 11, 2027, THREE YEARS FROM THE NOVEMBER 11, 2024 CITY COUNCIL DECISION.

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Item C-10

**CC - (1) Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the State of California Department of Transportation State of Good Repair Program; (2) Adoption of a Resolution Authorizing the City Manager or Designee to Submit a Claim to the Los Angeles County Metropolitan Transportation Authority (Metro) for Transportation Development Act (TDA) Funds for FY 2024/2025; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Record Additional Revenue in the Amount of \$373,914 of SB1 State Transit Assistance Funds**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM; AND,
2. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FY 2024/2025; AND,
3. APPROVE A BUDGET AMENDMENT TO RECORD ADDITIONAL REVENUE IN THE AMOUNT OF \$373,914 TO ACCOUNT NO. 20370200.342210 (BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

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Item C-11

**CC - Approval of an Amendment to the Existing Professional Services Agreement with AG Coast Corporation DBA CA Panther Security for Security Guard Services for the City's Motel Master Leasing Program in an Amount Not-to-Exceed \$594,738 for the Time of Performance from 03/01/2024 Through 10/31/2024**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICE AGREEMENT WITH AG COAST CORPORATION DBA CA PANTHER SECURITY FOR SECURITY GUARD SERVICES FOR THE CITY'S MOTEL MASTER LEASING PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$594,738 FOR THE TIME OF PERFORMANCE FROM 03/01/2024 THROUGH 10/31/2024; 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-12

**CC - Approval of a Task Order with General Technologies and Solutions to develop a Transit Zero Emission Master Plan for the Culver City Transportation Department in an Amount Not-to-Exceed \$209,738 (\$159,738 Base plus \$50,000 Contingency)**

Diana Chang, Chief Transportation Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding future planning as part of the evaluation; the process for identifying sites; and clarification that the majority of the work would be done in the future.

THAT THE CITY COUNCIL:

1. APPROVE A TASK ORDER WITH GENERAL TECHNOLOGY AND SOLUTIONS FOR AN AMOUNT OF \$159,738; AND,
2. AUTHORIZE THE CHIEF TRANSPORTATION OFFICER TO APPROVE AMENDMENTS TO THE TASK ORDER IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$50,000 FOR CONTINGENCY; 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 Task Order with HDR, Inc. for Mobility Investment & Grant Strategy Services in an Amount Not-to-Exceed \$640,703.25 (\$276,035.22 Base Plus \$364,668.03 Contingency for Predefined Optional Services)**

Diana Chang, Chief Transportation Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding support for on-call services; the timetable for rollout; area covered; sponsorship opportunities; advertising; the Comprehensive Mobility Services Plan; examining needs; recommended improvements to existing services; providing suggestions for new services; assessing how to provide mobility services in the future; and clarification regarding the consultant service solicited from the on-call bench to help with the financial analysis and grant strategy.

THAT THE CITY COUNCIL:

1. APPROVE A TASK ORDER WITH HDR, INC. IN AN AMOUNT NOT-TO-EXCEED \$276,035.22; AND,

2. AUTHORIZE THE CHIEF TRANSPORTATION OFFICER TO APPROVE AMENDMENTS TO THE TASK ORDER IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$364,668.03 FOR PREDEFINED OPTIONAL SERVICES; 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-14

CC - (1) Approval of a Two-Year Hardware as a Service (HaaS) Agreement with Hayden AI Technologies, Inc. (Hayden AI) for Automated Bus Lane Enforcement in an Amount Not-to-Exceed \$705,000 Annually; (2) Approval of a Two-Year Agreement with Duncan Solutions for Enforcement Processing in an Amount Not-to-Exceed \$200,000 Annually; and (3) Authorization to the City Manager to Approve up to Three Optional One-Year Extensions for Each of the Hayden AI Agreement and the Duncan Solutions Agreement

THAT THE CITY COUNCIL:

1. APPROVE A TWO-YEAR HARDWARE AS A SERVICE (HAAS) AGREEMENT WITH HAYDEN AI FOR AUTOMATED BUS LANE ENFORCEMENT IN AN AMOUNT NOT-TO-EXCEED \$705,000 ANNUALLY; AND,
2. APPROVE A TWO-YEAR AGREEMENT WITH DUNCAN SOLUTIONS FOR ENFORCEMENT PROCESSING IN AN AMOUNT NOT TO EXCEED \$200,000 ANNUALLY; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE UP TO THREE OPTIONAL ONE-YEAR EXTENSIONS FOR EACH OF THE HAYDEN AI AGREEMENT AND DUNCAN SOLUTIONS AGREEMENT; 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-15

CC - (1) Approval of Amendment to Existing Professional Services Agreement with Cashel Corporation dba Integrated Media Systems (IMS) Increasing the Contract Amount by \$227,845 to include Broadcast Closed Captioning, Millwork Services, Enhanced Audio Visual Functionality, and a Preventative Maintenance Support Agreement with an Aggregate Contract Amount Not-to-Exceed \$628,435; and (2) Authorization to the City Manager to Approve Amendments to the Annual Preventative Maintenance Support Agreement and Related Ongoing Expenditures in an Amount Not-to-Exceed \$35,000 per Fiscal Year Allowing for an Annual Increase



**of Five Percent Until the Agreement is Substantially Changed or Terminated**

THAT THE CITY COUNCIL:

1. APPROVE AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CASHEL CORPORATION DBA INTEGRATED MEDIA SYSTEMS (IMS) INCREASING THE CONTRACT AMOUNT BY \$227,845 TO INCLUDE BROADCAST CLOSED CAPTIONING, MILLWORK SERVICES, ENHANCED AUDIO VISUAL FUNCTIONALITY, AND A PREVENTATIVE MAINTENANCE SUPPORT AGREEMENT WITH AN AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED \$628,435; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR THE ANNUAL PREVENTATIVE MAINTENANCE SUPPORT AGREEMENT AND RELATED ONGOING EXPENDITURES IN AN AMOUNT NOT-TO-EXCEED \$35,000 PER FISCAL YEAR ALLOWING FOR AN ANNUAL INCREASE OF FIVE PERCENT UNTIL THE AGREEMENT IS SUBSTANTIALLY CHANGED OR TERMINATED; 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 - Approval of Submitting an Application for Solid Waste Infrastructure for Recycling (SWIFR) Grant through the United States Environmental Protection Agency (EPA)**

THAT THE CITY COUNCIL:

1. APPROVE THE SUBMITTAL OF AN APPLICATION FOR THE SOLID WASTE INFRASTRUCTURE FOR RECYCLING (SWIFR) GRANT THROUGH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA); AND,
2. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-17

**CC - (1) Approval of the Community Block Grant Fund Allocation for Fiscal Year 2025/2026; and (2) Adoption of a Resolution Authorizing the Filing of the Application for Funding**

THAT THE CITY COUNCIL:

1. APPROVE FUNDING FOR THE PROPOSED FISCAL YEAR 2025/2026 CDBG PROJECTS; AND,
2. ADOPT A RESOLUTION AUTHORIZING THE FILING OF THE FISCAL YEAR 2025/2026 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS; AND,
3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZING CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FISCAL YEAR 2025/2026 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-18

**CC - Approval of a Three-Year Professional Services Agreement with Alliant Insurance Services, Inc. for Insurance Brokerage Services of \$150,000 Annually, Effective January 1, 2025, with an Option to Extend the Agreement for Two Additional One-Year Periods**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH ALLIANT INSURANCE SERVICES, INC., TO MANAGE THE CITY'S INSURANCE AND RISK MANAGEMENT PROGRAM, IN THE ANNUAL AMOUNT OF \$150,000, EFFECTIVE JANUARY 1, 2025, WITH THE OPTION TO EXTEND THE AGREEMENT FOR TWO ADDITIONAL ONE-YEAR PERIODS; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND,

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

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Item C-19

**CC - (1) Approval of a Waiver of the Maximum Number of Special Events Allowable in a Calendar Year for The Culver Steps, Town Plaza and Ivy Station Properties Pursuant to Culver City Municipal Code Section 17.520.015.B; (2) Designation of Events Occurring at The Culver Steps and Town Plaza as City-Sponsored Events; and (3) Authorization to the City Manager to Approve Applicable City Permits and Licenses Needed to Conduct the Events**

THAT THE CITY COUNCIL:

1. WAIVE THE RESTRICTION ON THE MAXIMUM NUMBER OF SPECIAL EVENTS (12) ALLOWABLE IN A CALENDAR YEAR FOR TOWN PLAZA (CITY-PROPERTY), THE CULVER STEPS (PRIVATE PROPERTY) LOCATED AT 9300 CULVER BOULEVARD AND IVY STATION (PRIVATE PROPERTY) LOCATED AT 8840 WASHINGTON BOULEVARD; AND,
2. DESIGNATE EVENTS AT THE CULVER STEPS AND TOWN PLAZA (CITY-PROPERTY), AS CITY-SPONSORED EVENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT EVENTS; 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-20

**CC - 1) Adoption of a Resolution Accepting \$34,912 in State Homeland Security Program Grant Funds Awarded to the City of Culver City for the Purchase of Tactical Emergency Medical Services Equipment and Providing Proof of Authority of the Governing Body as Required by the Office of Emergency Services; and 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget**

**Amendment to Record the Revenue of \$34,912 and Appropriation of \$34,912 in Fiscal Year 2024/2025 for the SHSP grant program**

Roger Braum, Assistant CCFD Chief, provided a summary of the material of record.

Mayor McMorris invited public comment.

Tanisha Brown was called to speak but did not respond.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ACCEPTING \$34,912 IN 2023 STATE HOMELAND SECURITY PROGRAM GRANT FUNDS AWARDED TO THE CITY OF CULVER CITY FOR THE PURCHASE OF TACTICAL EMERGENCY MEDICAL SERVICES EQUIPMENT, AND PROVIDING PROOF OF AUTHORITY OF THE GOVERNING BODY AS REQUIRED BY THE CALIFORNIA OFFICE OF EMERGENCY SERVICES; AND,
2. APPROVE A BUDGET AMENDMENT TO RECORD THE REVENUE OF \$34,912 AND APPROPRIATE \$34,912 IN FISCAL YEAR 2024/2025 FOR THE SHSP GRANT PROGRAM (BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-21

**CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of a Three-Year Professional Services Agreement with HdL Companies LLC for Business Licensing Software and Business License Tax Administration**

THAT THE CITY COUNCIL:

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

2. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH HDL COMPANIES (HDL) FOR BUSINESS LICENSE SOFTWARE AND RELATED ACTIVITIES; 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-22

**CC - Approval of a Five-Year Agreement with MasterCorp Commercial Services in an Amount Not-to-Exceed \$4,911,707.00 for Citywide Janitorial Services and to Provide On-Call Event Service Workers at Approved Hourly Rates in an Amount Not-to- Exceed \$250,000 Annually**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR AGREEMENT WITH MASTERCORP COMMERCIAL SERVICES IN AN AMOUNT NOT-TO-EXCEED \$4,911,707 FOR JANITORIAL SERVICES [\$911,376 (FIRST YEAR); \$945,553 (SECOND YEAR); \$981,011 (THIRD YEAR); \$1,017,800 (FOURTH YEAR); AND \$1,055,967 (FIFTH YEAR)], AND ESTABLISH EVENT SERVICE WORKER HOURLY RATES AT \$28.95 FOR THE FIRST YEAR; \$30.04 FOR THE SECOND YEAR; \$31.16 FOR THE THIRD YEAR; \$32.33 FOR THE FOURTH YEAR; AND \$33.54 FOR THE FIFTH YEAR IN AN AMOUNT NOT-TO-EXCEED \$250,000 ANNUALLY; 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-23

**CC - Adoption of a Resolution Setting the Regular Meetings of the City Council for the Calendar Year 2025**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION SETTING THE REGULAR MEETINGS OF THE CITY COUNCIL FOR THE CALENDAR YEAR 2025.

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Item C-24

**CC - (1) Approval of Amendments to Existing Legal Services Agreements with Burke, Williams & Sorensen, LLP, Goldfarb & Lipman LLP, Olson Remcho LLP, and Talley & Talley Law, APC to Allow for Services on an As-Needed Basis Within Approved Legal Services Budgeted Amounts for Applicable Fiscal Years; and (2) Authorization to the City Attorney to Approve Agreements with Additional Firms on an As-Needed Basis Within Approved Legal Services Budgeted Amounts for Applicable Fiscal Years**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING LEGAL SERVICES AGREEMENTS WITH BURKE, WILLIAMS & SORENSEN, LLP, GOLDFARB & LIPMAN LLP, OLSON REMCHO LLP, AND TALLEY & TALLEY LAW, APC TO ALLOW SERVICES ON AN AS-NEEDED BASIS WITHIN THE AVAILABLE LEGAL SERVICES BUDGET APPROVED BY CITY COUNCIL FOR THE APPLICABLE FISCAL YEAR; AND,
2. AUTHORIZE THE CITY ATTORNEY TO APPROVE AGREEMENTS WITH ADDITIONAL FIRMS ON AN AS-NEEDED BASIS WITHIN THE AVAILABLE LEGAL SERVICES BUDGET APPROVED BY CITY COUNCIL FOR THE APPLICABLE FISCAL YEAR; 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.

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-24.

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### **Public Hearings**

Item PH-1

**(1) Introduction of an Ordinance Confirming the Downtown Culver City Business Improvement District 2025 Annual Work Plan and Levy of Assessments; (2) Appointment of Members to the Downtown Culver City Business Improvement District's 2025 Advisory Board;**

**and (3) Extension of Existing Management Agreement between the City and the Downtown Business Association until December 2026**

Mayor McMorris introduced the item noting that it was the time and place to hear objections to the continuation of the DCCBID (Downtown Culver City Business Improvement District).

Jeremy Bocchino, City Clerk, announced that the Resolution of Intention which included the Notice of Public Hearing had been mailed to all affected businesses.

Luis Gonzalez, Economic Development Project Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the process to determine Board membership.

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 member of the public addressed the City Council:

Emily Dibiny was called to speak but was not present in Council Chambers or online.

Tanisha Brown reported writing the comprehensive strategy in 2020 about bringing equity into underserved communities; discussed the partnership with the state of California; noted that other entities had duplicated her work but no one had reached out to her; she asked about the process; she stated that the DBA had ignored commerce; indicated that she was out of compliance; and she questioned why her work was being used but she had been left out of the process.

Elaine Gerety Warner, Economic Development Director, agreed to speak with Ms. Brown.

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

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

1. (ABSENT A MAJORITY PROTEST) INTRODUCE THE PROPOSED ORDINANCE CONFIRMING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR CALENDAR YEAR 2025; AND,
2. APPOINT THE 2025 ADVISORY BOARD AS RECOMMENDED BY THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT; AND,
3. EXTEND THE MANAGEMENT AGREEMENT BETWEEN THE CITY AND THE DOWNTOWN BUSINESS ASSOCIATION UNTIL DECEMBER 31, 2026; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
5. AUTHORIZE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item PH-2

**(1) Introduction of an Ordinance Confirming the Culver City Arts District Business Improvement District's 2025 Work Program and the Levy of Assessments; (2) Appointment of Members to the Culver City Arts District Business Improvement District's Advisory Board for Calendar Year 2025; and (3) Approval of an Extension of the Existing Management Agreement with the Culver City Arts District Through December 31, 2025**

Mayor McMorris introduced the item noting that it was the time and place to hear objections to the continuation of the Culver City Arts District Business Improvement District.

Jeremy Bocchino, City Clerk, announced that the Resolution of Intention which included the Notice of Public Hearing had been mailed to all affected businesses.

Elizabeth Garcia, Economic Development Project Manager, provided a summary of the material of record noting that two protests had been received for the item, but that did not constitute a majority protest.

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



Mayor McMorris invited public input.

Jeremy Bocchino, City Clerk, indicated that no requests to speak had been received.

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 the mechanism to address grievances; exemptions; and the need for communication with the BIDs.

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

1. (ABSENT A MAJORITY PROTEST) INTRODUCE THE PROPOSED ORDINANCE CONFIRMING THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR CALENDAR YEAR 2025; AND,
3. APPOINT THE 2025 ADVISORY BOARD AS RECOMMENDED BY THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT; AND,
4. APPROVE AN EXTENSION OF THE EXISTING MANAGEMENT AGREEMENT BETWEEN THE CITY AND THE CULVER CITY ARTS DISTRICT THROUGH DECEMBER 31, 2025; AND,
5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
6. AUTHORIZE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item PH-3

**(1) Adoption of a Resolution Certifying the Environmental Impact Report (EIR) that Includes California Environmental Quality Act (CEQA) Required Findings and a Mitigation Monitoring and Reporting Program (MMRP) (P2023-0218-EIR) in Compliance with CEQA for a Mixed-Use Residential and Commercial Development on an Approximately 2.23-Acre Site Located at 5700 Hannum Avenue (Project); (2) Introduction of an Ordinance Amending the Culver**

**City General Plan Land Use and Zoning Maps, Approving Density and Other Bonus Incentives, and Approving a Comprehensive Plan that Establishes Planned Development Zone No.18, thereby Allowing Construction of the Project (P2023-0218-CP,-DOBI,-GPMA,-ZCMA) ; and (3) Adoption of a Resolution Approving a Request for Extended Construction Hours for the Project**

Mayor McMorris and Council Member Puza recused themselves from consideration of the item and exited the dais as they live within 500 feet of the project.

Emily Stadnicki, Current Planning Manager, provided a brief overview of the project.

Jose Mendivil, Associate Planner, provided a summary of the material of record.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC HEARING NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding the public meetings held; public input taken into consideration with the design; concerns expressed about traffic, wind, and noise; state mandates; state density bonus law; strict standards for denial; the staff recommendation for approval; the general standard of denial; submission of the project under the prior Zoning Code and General Plan; lack of compliance at the time of submittal; the ability to deny the project; the Zoning Code amendment requested; falling outside of the Housing Accountability Act; standards for considering the Comprehensive Plan; the Applicant Team assertion that the project is consistent with the Housing Element anticipated density; specific adverse impact to public health or safety; and guidance sought from Housing and Community Development (HCD).

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Steven Lindgren, Lincoln Property Company, provided background on the company, introduced the project team; discussed other Culver City projects; community outreach and stakeholder engagement; meeting the needs of the community; helping Culver City meet housing goals; project details; activation of space; landscaping; open space; connectivity with the residential neighborhood; access and circulation; ongoing community engagement; and translation of community feedback into the project design.

Raj Dutt was called to speak but was not present online or in Council Chambers.

Jeff Badertscher, Morgan Stanley, expressed support for the project that he felt would suit the neighborhood; he discussed the lack of retail amenities in the area; providing a live/work option; bike lanes; and affordable units provided.

Deborah Wallace was called to speak but was not present in Council Chambers or online.

Candance Simmons, with one minute ceded by Dominique Hamier, provided background on herself; expressed support for the project; discussed amenities; affordable housing; accessibility; and benefits to Culver City.

Marci Baun questioned whether bicycle parking would be inside or outside; discussed number of parking spaces for residential vs. retail; and whether the assumption is that there is only one car per household.

Judi Sherman, Fox Hills Neighborhood Association Board, asserted that the EIR (Environmental Impact Report) for the project was meaningless as they were not required to take into account the cumulative effect of the surrounding proposals; she discussed the responsibility of Culver City to take those factors into consideration; negligence; liability for higher impacts to the health of Fox Hills residents; the five developer proposals currently in process; developments that will create a wall of

apartments; willingness to accommodate housing but concern with overdevelopment of the area; the statement by a high ranking member of the development team that the plan was to put as much housing as possible in Fox Hills; lack of insight and good judgement by the Planning Commission; she asserted that the project needed to be put on hold pending a cumulative study of the effects of all the units being put in; and she noted that it was a disgrace that the City Council failed to take action.

Responding to inquiry from Ms. Sherman, Vice Mayor O'Brien clarified that Mayor McMorris and Council Member Puza had to recuse themselves, but were listening to the item.

Ralph Velador discussed his service in the United States Army; Veterans Day celebrations; the importance of allowing projects to be built to allow veterans to have the jobs that they need to provide for their families; developers that hire good contractors and pay good wages like Lincoln properties; and he asked that the project be allowed to go through.

Jeff Haas provided background on himself; expressed eagerness about the revitalization of Fox Hills; and he felt that the nice project planned should be good for the area.

Richard Burns, Western States Regional Council of Carpenters, expressed support for the project; reported that Lincoln Properties had committed to work with contractors that would pay local hires and use apprentices from state certified apprenticeship training schools; he felt the project would benefit the environment and local economy, and protect workers' health and safety; and he stated that Lincoln Properties would get the job done right and on time.

Edward Wolkowitz reported unanimous support of the project by the Chamber of Commerce Board; discussed benefits of the project to the City; satisfying Housing Element requirements; opportunities for new businesses to come into Culver City; and he encouraged the City Council to approve the project.

Jonathan Dailey provided background on himself noting that he is a veteran and member LIUNA (Laborers' International Union of North America); expressed support for the project and for the developer; discussed his time in the military; family; having more anxiety coming out of the military than going in; and the ability to provide for his family due to LIUNA and projects like the one being considered.

Jayson Baiz, Member of Laborers' Local 300; provided background on himself; expressed pride at being a Culver City resident; discussed wise allocation of tax funds; the project being proposed as an opportunity to do more for Culver City; benefits of the proposed project; developer commitment to use American Union Tradesmen; and he asked the City Council to support the project.

Ernesto Pantoja spoke on behalf of Sergio Rascon, Business Manager of Laborers' Local 300, discussed veterans whose skill sets do not necessarily translate; formerly incarcerated individuals given an opportunity to put their lives on a better path; increased number of women in the trades; he provided background on himself and noted that he would not have been able to buy a unit in Playa Vista without projects like this and the commitment of developers like Lincoln Properties; and he asked that the City Council support the project.

Leah Ross provided background on herself; echoed comments made by Judi Sherman; acknowledged that there would be development; expressed concern with the density being proposed; discussed the saturation point for Fox Hills; and the plan for all development proposed to date.

Barbara Simon indicated that she had ceded her time to another speaker.

David Kairo provided background on himself; expressed concern with upcoming developments in Fox Hills; discussed increased traffic, noise pollution, and traffic issues; severe impacts to the way of life for the neighborhood; opposition to the project; the carefully curated situation to sway the opinion of the City Council; he indicated not having a problem with the developer; expressed support for jobs for veterans; he proposed building the project in another area to distribute the housing; discussed concern with putting 3,000 units in Fox Hills; lack of equity; and he asked that the project be put on hold until the EIR is studied noting that the impact of all five developments put together should be studied.

Nick Browne spoke representing a property owner adjacent to the project in support of the project noting the need for housing in Culver City; discussed activating the area; the excellent team assembled by the developer; sorely needed neighborhood serving uses; and the recent General Plan and Zoning Updates.

David Saeta, IDS Real Estate Group, provided background on himself; discussed previous comments he had made to the City Council; hope that Lincoln would get approved the first time; he expressed support for the project; and he read a letter of support for the project from Tik Tok.

Tom O'Neill provided background on himself; discussed the 100 unit per acre designation; lack of a master plan for the acreage; problems created; evaluation of projects in isolation; putting 2,900 housing units in the densest part of Culver City; statements made by the planners that problems would be taken care of later; the American Dream of home ownership; and he asked how the City Council felt about the fact that none of the housing units would be for sale.

Spencer Kallick, Project Team, provided clarification regarding bicycle parking spaces; discussed the cumulative analysis; adoption of the Housing Element; other projects proposed throughout Culver City; adoption of the General Plan EIR; the CEQA (California Environmental Quality Act) analysis; projects that came along after circulation of the Notice of Preparation; traffic; and factoring additional growth into the models.

Discussion ensued between Mr. Kallick, staff, and Council Members regarding parking allocation; community input indicating that people want parking; finding the right balance; confidence that the project includes adequate parking to meet community needs; state law that requires decoupling parking from the apartments; the project being proposed as an apartment project, not a condo project; the importance of having a mix of units throughout the community; and the large number of condos and townhomes already in Fox Hills.

Mike Hardin, ESA, the CEQA consultant for Culver City, discussed working with City staff to prepare the EIR for the project; 12 related projects identified at the time of the Notice of Preparation; inclusion of ambient growth factor in the traffic analysis; air quality and noise impacts; traffic data used to run models; and the project-specific and cumulative impact analyses included in the EIR indicating a less than significant impact.

Additional discussion ensued between Mr. Kallick, staff, and Council Members regarding the existing condition; requests from residents that impact fees be dedicated to the area that they originate from; green space on the property; proposed setbacks; benefits; proposed retail spaces; support of the Safer Fox Hills

plan; public open space on the frontage; neighborhood serving uses that do not exist today; connectivity between the parklet and the new retail space; and the \$2.1 million going to the parks.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding the amount of information received for the project; consideration and review of the project; support for the design; use of townhouse models providing access to the street; project location; areas identified by the General Plan; concerns with increased traffic; support for the building; and benefits to allowing extended construction hours.

Steven Lindgren, Lincoln Properties, indicated that allowing extended construction hours would shorten the length of construction by two months; clarified that hours would be extended in the beginning of the day, not the end; and he stated that signage would be available at the project website for those needing to report concerns.

Spencer Kallick, Project Team, indicated that hours would be extended intermittently.

Additional discussion ensued between staff and Council Members regarding 11111 Jefferson; concerns dealt with in the Housing Element and the General Plan; successful projects that have had extended construction hours; appreciation for the public comment; acknowledgement of the fears of the neighborhood; ensuring that people feel heard; lack of development in the area for 20 years; benefits; revitalization of the area; creating livable/walkable communities; fear of the unknown; appreciation for incorporation of parking; support for the design; incorporating the slope; use of space; supporting local workers; support for looking at development of other areas of Culver City; lot sizes; incentives; keeping impact fees in the impacted areas; activation of the area; benefits to those already living there; support from nearby employers; addressing traffic issues; providing housing where jobs are; trust in staff to do the work;

work of the prior City Council on the approved Housing Element and General Plan; analyzing the impacts of increased density; benefits to the community of shortening the overall schedule by adding morning hours; and developer mitigation of complaints.

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

1. ADOPT A RESOLUTION CERTIFYING THE PROJECT EIR, MAKING CEQA REQUIRED FINDINGS AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) (ATTACHMENT NO. 1); AND,

2. INTRODUCE AN ORDINANCE APPROVING COMPREHENSIVE PLAN, DENSITY AND OTHER BONUS INCENTIVES, GENERAL PLAN MAP AMENDMENT, AND ZONING CODE MAP AMENDMENT (P2023-0218-CP, -DOBI, -GPMA, -ZCMA), THEREBY CREATING PLANNED DEVELOPMENT NO. 18, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN SAID ORDINANCE (ATTACHMENT NO. 2); AND,

3. ADOPT A RESOLUTION GRANTING AN EXTENDED CONSTRUCTION HOURS REQUEST, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN THE ORDINANCE (ATTACHMENT NO. 3).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor McMorris and Council Member Puza returned to the dais.

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#### **Action Items**

Item A-1

**CC - (1) Discussion Regarding Culver City Becoming a Climate Emergency City and a C40 Member; and (2) if Desired, Give Direction to the City Manager as Deemed Appropriate**

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

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:



Steve Siegel questioned what the small city contributed to climate issues on the planet; discussed effects of potential changes in Culver City to the surrounding areas or the state; fire due to state policies; he asked why a climate emergency would be declared when Culver City has perfect weather; discussed use of the words emergency and crisis to push items through; C40 cities; lack of proof that Culver City is contributing to a climate emergency; the net increase in pollution by electric vehicles vs. gas-powered vehicles; lack of easy solutions; and he asked that the City not waste time by joining things like C40.

Melissa Sanders expressed concern with undue burden placed on a small city already going into deficit spending; she felt that Culver City had already been working to prepare and do what is best for the planet; and she proposed adding a requirement for all developments to have a minimum amount of green space and trees planted and examine materials used.

Marci Baun echoed comments made by previous speakers; discussed companies already in Culver City consuming massive amounts of energy by running AI; the amount of CO<sup>2</sup> released into the air; pollution produced by industry vs. by residents; the need to require more greenspace; putting gardens on top of buildings or growing plants on the side of buildings; and the need to seriously focus on what Culver City needs rather than on a climate emergency.

Leah Pressman was called to speak but could not be heard.

Michelle Weiner discussed opportunities to get in line with other communities; taking advantage of studies done to guide other cities; the special division for climate emergency in Los Angeles; using all of the latest data in order to reach goals; the path forward outlined in the General Plan; urgent goals to meet; being in alignment with Los Angeles; agreement with the importance of increasing greenspace; appreciation to Culver City for being a part of addressing climate change; and assistance from the City Manager in meeting goals.

Dr. Suzanne De Benedittis provided background on herself; discussed founding Greener Way Associates; implementation of a practical template to create climate resilient communities from the ground up; costs; the inclusive project; neighborhood emergency preparedness; carbon sequestration; creation of a local food supply; large capacity rainwater catchment storage and reuse; the Community Resilience Program hosted by CCFD;

addressing wildfires, flooding, and earthquakes; and she asked about making a presentation to the City Council in early December.

Discussion ensued between staff and Council Members regarding appreciation for the public input; the Greenhouse Gas Reduction Element of the General Plan; reliance on existing departments; the feeling that no action is needed; appreciation for the work being done; the fact that C40 is for big cities; being careful about using the words emergency and catastrophe; being smart about addressing the real temperature increase; and support for measures identified in the General Plan.

Additional discussion ensued between staff and Council Members regarding appreciation for the public comment and staff report; unequivocal scientific evidence indicating that climate change is a threat to human health and the wellbeing of the planet, mainly caused by the use of fossil fuel; the Intergovernmental Panel on Climate Change; increased heat, drought, insect outbreaks, decreased water supply, and increased wildfires; impacts of carbon emissions currently in the atmosphere; estimated costs of climate change to Culver City by the Center for Climate Integrity; appreciation for information included in the General Plan; the incoming climate-denying administration; ensuring being guided by approved goals and data; support for a Climate Emergency Resolution; involvement of the public; increasing public participation in conversations; and support for work with the Sustainability Subcommittee to further develop the resolution for the climate emergency and other plans.

Further discussion ensued between staff and Council Members regarding the General Plan Element on Greenhouse Gases; the timeline for each item; the Legislative and Policy Platform dealing with policy in Item A-2; acknowledgement of work already being done; the feeling that taking action would not change the path forward; appreciation for recognizing climate change as the emergency that is it; explicit codification of the emergency; lack of consensus for a declaration or to move the item to the Sustainability Subcommittee; grave concerns about the impact of actions on the federal level to the state and local level; the importance of recommitting and reaffirming addressing threats being faced; the seriousness of the work ahead; an observation that sometimes it can take a long time to move forward with plans and the work of consultants; gaining traction with the word emergency; and appreciation to Council Member Puza for his leadership.

Discussion ensued between staff and Council Members regarding temperature increases in the past 20 years; examination of issues on a global level; annual deaths caused by temperature change; changes to laws in France after the deadly heatwave; being smart about making changes; concern with being driven by panic; and the feeling that there is not a crisis, but more of a climate challenge.

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Item A-2

**Adoption of a Resolution Approving the Legislative and Policy Platform that Guides the City's Positions on State and Federal Legislation, and Rescinding Resolution No. 2016-R124**

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

Mayor McMorris invited public input.

The following members of the public addressed the City Council:

Marci Baun was called to speak but was not present in Council Chambers or online.

Leah Pressman was called to speak but was not present in Council Chambers or online.

Auguste Miller was called to speak but was not present in Council Chambers or online.

Julia Alexander was called to speak but was not present in Council Chambers or online.

Stephen Schaller was called to speak but was not present in Council Chambers or online.

Mary Daval provided background on herself; observed that residents always ask for more transparency, not less; discussed adoption of an important policy platform without a community engagement process; the 2016 resolution not included in the staff report; comparisons with the current document; deletion of the paragraph on the Bicycle and Pedestrian Action Plan (BPAP) and the Complete Streets Policy in the current version; lack of actualization of the policies; she asked the City Council to postpone the agenda item until it could be studied

by the Ad Hoc 2025 Legislative and Policy Subcommittee and sent to the BPAC (Bicycle and Pedestrian Advisory Committee) and other Committees and Commissions whose expertise could be used to shape an inclusive document; allowing for participation in a more welcoming environment; responsibility for rushing the item on the agenda; and she felt the City could be more respectful and do better.

Michelle Weiner read the new resolution; observed that the 2016 resolution had not been included in the staff report; noted the difficult process; proposed postponing the item and amending it; discussed the absence of the BPAP; the ongoing process; community engagement around the Complete Streets policy necessary to obtain grants; concern with not involving the BPAC in the process; lack of mention of the item at the BPAC meeting at the end of October; and she asked that the City Council make amendments around mobility and transportation if the item must be passed, otherwise, she felt the item should be postponed.

Drusiano Solari provided background on themselves; thanked the staff and City Council for their work; echoed previous comments; expressed support for postponing the vote; real concerns with transparency; concern with pushing the item through; earlier comments made by Council Member Eriksson regarding serious consideration of items; comments made by Council Member Vera about taking public comment into consideration; comments made by Vice Mayor O'Brien about the importance of future conversations with developers; and he urged the City Council to postpone the decision.

Karen Hilsberg was called to speak but was not present in Council Chambers or online.

Leo Martinez was called to speak but was not present in Council Chambers or online.

Leah Pressman asked the City Council to vote no on the policy platform as currently presented; discussed the hastily assembled platform that advocates for some terrible regressive policy that flies in the face of community values; concern with granting unelected officials and CCPD (Culver City Police Department) the power to interpret vague platform statements and goes around the City Council in shaping policy; the election of Council Members to direct policy; policies opposed by residents; removal of the BPAP; the survey indicating that the majority of residents valued increased transportation alternatives, street safety, and improved safety with MOVE Culver City; use of facial

recognition; Prop 47; studies indicating reduced crime and recidivism; rejection of Prop 13; encouraging CCPD to use taxpayer dollars to lobby for aggressive law against the will of the people; Assembly Member and State Senator opposition to policy rolling back criminal justice reforms; opposition to Prop 36; maximum amount of pollutants that a water body can receive and still meet water quality standards; concern with becoming another Flint, Michigan; and she asked that sufficient time be allowed for Council consideration to get the important document right.

Nancy Barba asked that the vote on the item be delayed pending a complete and democratic review by the public and the incoming City Council; discussed the scramble by the current Council majority or staff on the heels of an election to formalize certain ideologies that do not align with community values; key elements of the proposal that require more careful consideration by the community; introduction of new policy on facial recognition technology; items that residents have not had time to consider, discuss, or assess; giant billboards that can do facial recognition; affects to the community; and community votes against similar measures in the past.

Bubba Fish felt that the document was meant to reflect what the City stood for and their values; agreed that additional public input was needed; noted that the document was long and complicated; discussed his experience working on state policy for an advocacy group; support of legislative priorities from cities that can make or break whether a bill becomes law; concern with removal of mentioning Complete Streets and the BPAP; opposing efforts that usurp land authority; AB2097; environmental policy; he noted that the document would guide whether the City supports future impactful measures; and he joined his neighbors in asking for proper review of the important document.

Discussion ensued between staff and Council Members regarding the fact that the item had been delayed, not rushed; the document passed in 2016; things that were in the old version that do not apply anymore; local control; the feeling that there were not that many changes; updates based on new legislation; the purpose of the document to guide staff to understand how to respond to state and federal legislation coming to Culver City; appreciation for the work of staff; cleaning up redundancies; written comments concerned with the BPAP; the Mobility Infrastructure section; support for keeping language broad; new Council Members coming in regularly; different priorities;

acknowledgement of the work done by staff and the subcommittee; and use of the same procedures that were followed for adoption in 2016.

Additional discussion ensued between staff and Council Members regarding changes to the language made for clarity regarding the BPAP to ensure it was not duplicated with another item; inclusion of Prop 47 and Prop 57; regulating rather than banning facial recognition; regulating policies that come out of Sacramento; the many unknowns; references to local control in the 2016 version; the timeline for adoption of the 2016 version; agreement with lack of transparency comments and the need to hold the item for the new City Council; the reflection of policy moving forward; waiting for the 2025 Ad Hoc Policy and Legislative Committee; concern with wasting of time for the public and staff; public comment that the original document was not included in the report which caused confusion as to what had been changed; the importance of including the public in the process; acknowledgement of good changes; unknowns; and the fact that there is no rush on the item.

Further discussion ensued between staff and Council Members regarding the timeline for the typical state legislative process; the point at which letters of support are requested; content of the bill; number of letters of support typically sent for state and federal legislation; input reflected from previous years; work on the item by the ad hoc subcommittee over 4-6 meetings that were not open to the public; lack of a mechanism for public input or support; the process for making changes; state and federal laws that were potentially in violation from the 2016 version; appreciation for the overview provided in the staff report; the summary of what was being changed and why; rationale for not involving CBCs (Committees, Boards, and Commissions) or the public as being that was the process in 2016; following the direction of the subcommittee; making it clear to the public as to what has been done and why; the feeling that more than the status quo is possible; appreciation for the work of the ad hoc subcommittee and staff; room for improvement in terms of public engagement; appreciation for community budget workshops, the continued ability of the public to participate in meeting virtually, and unprecedented applications to serve on CBCs this year; the goal to have an informed and responsive government; respect for the accomplishments of prior Councils; honoring and respecting procedures as well as opportunities to have more voices at the table; better utilizing CBCs; having a process to hear from people; the review of City priorities earlier in the year; conscious effort to ensure that the

community had an opportunity to have a seat at the table as the City was planning how to move forward; concern with questions from the public about why certain bodies were not consulted; improvements of systems over the past year; and concern with the lack of transparency with the process and lack of public input; consideration at the last formal meeting of the current City Council; respecting the process; continuing to be open to feedback and participation from the community and CBCs when moving forward with legislative policies and platforms; and clarification on the policy with regard to local control.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE LPP AND RESCINDING RESOLUTION NO. 2016-R124; AND,
2. AUTHORIZE THE CITY MANAGER OR THEIR DESIGNEE TO IMPLEMENT THE LPP IN ACCORDANCE WITH ITS PROVISIONS; AND,
3. AUTHORIZE AND DIRECT THE MAYOR AND VICE MAYOR (AS NECESSARY), AS REPRESENTATIVES OF THE CITY COUNCIL TO SUBMIT THE APPROPRIATE DOCUMENTS AND CORRESPONDENCE IN KEEPING WITH THE GOALS OF THE LPP; AND,
4. AUTHORIZE THE TESTIMONY OF ANY MEMBER OF THE CITY COUNCIL BEFORE A LEGISLATIVE BODY, WHEREUPON THE POSITION ADVOCATED IS CONSISTENT WITH CITY COUNCIL POLICY AND THE LPP; AND,
5. AUTHORIZE THE CITY MANAGER OR THEIR DESIGNEE TO PROVIDE TESTIMONY BEFORE A LEGISLATIVE BODY AND/OR EXECUTIVE BRANCH DEPARTMENT CONSISTENT WITH THE LPP.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

Bryan Sanders was troubled by the atmosphere of recent City Council meetings and sessions of the EHRAC; discussed upholding free speech; prohibition of hate speech; speech that promotes hostility toward a group based on their identity; perpetuating harmful stereotypes; concern with isolating Jewish Americans; suggesting divided loyalties; gatherings hosted by Jackson Market with Code Pink; encoded hate speech; implications of language; spreading misinformation; reenforcing stereotypes that lead to Jewish marginalization; passing the hate speech filter without being challenged; invoking blood libel as part of casual speech; fostering a hostile environment for Jewish residents; and he asked that the City uniformly apply the hate speech policy.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

None.

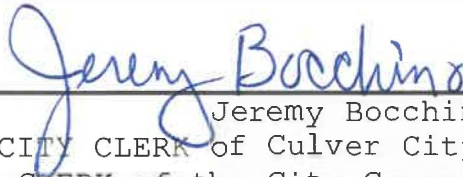
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## Adjournment

There being no further business, at 11:54 p.m., 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 December 9, 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