

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

August 26, 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

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Closed Session

Mayor McMorrin invited public comment.

Jeremy Bocchino, City Clerk, indicated that no public comment had been received for Closed Session items.

MOVED BY VICE MAYOR O'BRIEN AND 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 6:03 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 - Public Employee Performance Evaluation

Title: Police Chief

Pursuant to Government Code Section 54957

CS-2 CC - Public Employee Performance Evaluation

Title: City Manager

Pursuant to Government Code Section 54957

CS-3 CC - Conference with Legal Counsel - Existing Litigation

Re: Friends and Families for MOVE Culver City v. City of Culver City, et al.

Pursuant to Government Code Section 54956.9(d) (1)

CS-4 CC - Conference with Legal Counsel - Anticipated Litigation

Re: Significant Exposure to Litigation (1 Item)

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

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Regular Session

Mayor McMorris reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Financing Authority, Culver City Parking Authority and Culver City Housing Authority Board at 7:13 p.m. with five Council Members present.

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Recognition Presentation

Item R-1

CC - Presentations of Commendations to Former Commissioners, Board Members, and Committee Members in Recognition of Their Service to the Culver City Community

Janet Hoult, Culver City Artist Laureate for Poet Emeritus, read a poem entitled *Commissions, Committees, and Boards* and she congratulated all who have served Culver City.

Mayor McMorrin congratulated all who served and thanked them for their work.

Council Member Puza recognized a Commendation for Leonard Wilborn for his service on the Advisory Committee on Housing and Homelessness but was not present in Council Chambers and read a Commendation for George Montgomery for his service on the Bicycle and Pedestrian Advisory Committee.

Council Member Vera read Commendations for William Rickards for his service on the Parks, Recreation and Community Services Commission, Demetria Richardson for her service on the Landlord Tenant Mediation Board, and Jeannine Wisnosky Stehlin for her service on the Cultural Affairs Commission.

Mayor McMorrin read Commendations for Nancy Barba for her service on the Planning Commission and Michelle Weiner for her service on the Bicycle and Pedestrian Advisory Committee.

Vice Mayor O'Brien read Commendations for Jorge Alvarez, but was not present in Council Chambers, Lisette Palley, and Dr. Janet Cameron Hoult for their service on the Disability Advisory Committee.

Council Member Eriksson recognized Commendations for Rachel Feldstein and Daniel Behrendt for their service on the Advisory Committee on Housing and Homelessness, but were not present in the Council Chambers.

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Item R-2

CC - Presentation of a Commendation Celebrating the 100th Birthday of the Culver Hotel

Vice Mayor O'Brien read the Commendation celebrating the 100th birthday of the Culver Hotel.

Maya Mallick, Culver Hotel, expressed appreciation for the honor; thanked staff for their service; expressed appreciation

to Harry Culver for his vision and entrepreneurial spirit; and hoped for another 100 years.

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Item R-3

CC - Recognition Celebrating Sushi Mashiko for 34 Years of Business in Culver City

Mayor McMorris read the Recognition celebrating Sushi Mashiko and Chef Motoichi "Micky" Horino for 34 years of business in Culver City.

Chef Micky's daughter, representing Sushi Mashiko, expressed appreciation to Culver City for the honor and for the unwavering support from the community, and presented a card and flowers of appreciation to the Mayor and City Council.

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Pledge of Allegiance

Mayor McMorris led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor McMorris indicated nothing to report out of Closed Session.

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Community Announcements by Members/Updates from Commission, Boards and/or Committees/Information Items from Staff

Council Member Vera thanked staff for their efforts at Fiesta La Ballona.

Council Member Eriksson thanked staff for their work to successfully fight a lawsuit regarding MOVE Culver City.

Council Member Puza echoed comments of appreciation to staff for Fiesta La Ballona; thanked Parks, Recreation and Community Services (PRCS) staff for their work on the Lindberg Park Pavilion; discussed National Non-Profit Day on August 17; National Dog Day on August 26; and he encouraged anyone who

could, to adopt a dog and make a donation to a shelter or a non-profit.

Vice Mayor O'Brien echoed comments of appreciation regarding Fiesta La Ballona; discussed the value of the information booths; and he thanked volunteers for their efforts.

Mayor McMorris thanked everyone for all of their work on the successful Fiesta La Ballona; encouraged people to provide feedback by filling out the survey at fiestalaballona.org; welcomed everyone back to school for the new school year; expressed eagerness to partner with the School Board to find solutions; announced that the last night of the Summer Concert Series would be at the Culver Steps on August 29; reported that August was Transgender History Month; discussed Women's Equality Day on August 26; the adoption of the 19th Amendment in 1920; the Voting Rights Act of 1965; and she noted the importance of continued advocacy to achieve true gender equality.

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Information Items

Item I-1

CC - Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This update is made pursuant to the requirements of Government Code Section 8630(c) requiring a periodic review of the Local Emergency)

Tevis Barnes, Housing and Human Services Director, highlighted efforts to address homelessness; thanked everyone working to support unhoused neighbors; discussed Amazon Service Day; distribution of hygiene packs; the donation of beauty boxes by a Mary Kay representative; the one year anniversary of Wellness Village; she thanked PRCS for allowing participation at Fiesta La Ballona; provided a presentation on the continuum of care services through June 30, 2024; discussed Wellness Village; the Motel Master Leasing and Nutrition Program; she thanked numerous people and organizations that helped bring Safe Sleep to fruition; and she presented a video illustrating the impacts of Wellness Village on the community in the short period of time it has been operational.

Mike Bruckner, Assistant City Manager, acknowledged staff, departments, and contract partners who have supported the effort; discussed the City's commitment to transparency; the

Homeless Reporting Dashboard; quarterly updates to data; Key Performance Indicators (KPIs); wellness checks; performance measures; and program areas.

Discussion ensued between staff and Council Members regarding the best way to navigate to the Homeless Dashboard; appreciation to staff for their hard work, dedication, and compassion; staff agreement to share the slide show and Powerpoint presentations with Council Members; Culver City as a shining example in Los Angeles County; a suggestion to write a letter to Governor Newsome highlighting what Culver City has done; the belief that Culver City should be getting funding from the state; appreciation to Carrie Bell and Urban Alchemy; planning a meet and greet with local property owners to highlight the Foster Youth to Independence (FYI) Program; Safe Place for Youth; the California Youth Connection; new funding vouchers from HUD (Housing and Urban Development) to support transition age youth transitioning out of foster care; the large percentage of unhoused individuals from the foster care system; public discourse about program initiation; the 2023 Emergency Housing Order; the Hotel Master Leasing Program; and Healthcare in Action.

Additional discussion ensued between staff and Council Members regarding dissolution of the Housing and Homelessness Subcommittee; new leadership; founding of the Housing and Human Services Department in August 2022; the Housing Matrix; work done by former Council Member Fisch and Mayor McMorris; direction to explore Safe Camping and Safe Parking; work done on housing and homelessness prior to January 2023; appreciation for the formal document and tool; the importance of data in the work being done; concerns emailed by a participant about quality of life and treatment; delays to implementation of Project Homekey; ensuring that there is a direct line of communication from residents to allow the City to be responsive to participant concerns; concerning feedback; identified KPIs; staff availability to address concerns; the Mobile Crisis Team; Healthcare in Action; concern with language indicating the facility is akin to a psych ward; consideration and modeling of information collected from other Homeless Dashboards; continuum of care; sharing City information at the county level; the By Name List; the Homeless Management Information System; understanding acuity and need; the Safe Parking pilot program; revision of the lease agreement with the motel; Urban Alchemy; the inability to accommodate RVs; clarification on "services offered"; services offered outside of Culver City; the relationship between homelessness and eviction and tenant

concerns; tracking eviction notices; outreach regarding services provided; agreement last year to bring back pursuit of a new Homekey Project or other avenues for unhoused neighbors; potential future funding from HCD (Housing and Community Development); the need for site control to qualify for projects; staff research on opportunities for additional funding; work by the Planning and Development Department; affordable housing units being brought online through density bonuses; upcoming affordable housing projects; transparency; work done to administer the programs and to provide data; and appreciation to staff for their work and for the updates.

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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:

Matthew Patrick indicated being the head coach for the 12 and under softball team in Culver City; discussed lack of space to practice and play; field space dedicated to soccer and boys baseball; lack of space for girls; players lost to other cities due to being unable to guarantee field space in Culver City; and he urged Parks and Recreation to find a way to schedule soccer as well as baseball/softball in the fall.

Alison Furuto was called to speak but was not present in Council Chambers or on Webex.

Ron Ostrin congratulated the City Council on their progress in housing people and discussed the court ruling on the MOVE Culver City project. Sound issues prevented the remainder of his comments from being heard.

Hala Khan provided background on herself; congratulated Culver City for their work to help the homeless; discussed the need to acknowledge a sense of belonging for all community members; requested that the City Council agendize a mutual permanent ceasefire resolution; expressed appreciation to Vice Mayor O'Brien for meeting with them; and she wanted to address the pain and division in the community.

Maria Beg provided background on herself; expressed support for agendizing consideration of a mutual, permanent, and immediate ceasefire resolution; discussed her previous comments; meeting with Vice Mayor O'Brien; efforts to keep her children safe; concern that the City Council has taken a stand on antisemitism, but not taken a stand for anti-Muslim or Anti Palestinian hate; divisions within the community; taking a step toward healing and uniting the community; and creating a safe and inclusive environment for all children.

Mariah Fontijn provided background on herself; asked that the City Council agendize consideration of a mutual, permanent, and immediate ceasefire resolution for a vote at the September 9, 2024 meeting; discussed devastation and death in Palestine; the importance of a cease fire and an end to weapons transfers to foreign armies causing destruction; disturbing images; impacts to student mental health; the feeling of helplessness as her tax dollars fund the killing of innocents; her consideration of quitting or working fewer hours so that less money goes toward funding harm; and she asked that Culver City be among the peacemakers.

Fawaz Istwani provided background on himself; reminded the City Council about the one-sided resolution they signed in October 2023; discussed freedom of press and freedom of speech; minimizing voices for peace; innocent children that have been killed; name calling when people speak up for peace; taxes paid to Culver City; people who want to be counted; the request for a resolution to heal pain and suffering and to provide equality and courage for people to speak out against violence; he noted that the 100th anniversary of their business was coming up and they wanted to make peace with their neighbors and celebrate; he thanked Vice Mayor O'Brien for speaking to them; and, responding to inquiry, he indicated that the 100th anniversary of Jackson Market would be in 2025.

Nicholas Conner provided background on himself noting that he helped operate Jackson Market; he asked that the City Council agendize consideration of a mutual, permanent, and immediate ceasefire resolution for a vote at the September 9, 2024 meeting; discussed comments he shared at the previous City Council meeting about hateful messages, false accusations, and defamatory reviews received since they started speaking up against the war and about human rights issues; receipt of support, positive response, and gratitude since they began speaking up; he expressed appreciation to neighbors who supported them; noted that they were busier than ever in the

store and meeting lots of new community members because of their advocacy; he wanted the City Council to be encouraged that the vast majority of the community, including Jewish friends and neighbors, support freedom for all people; discussed not being threatened by asking for a ceasefire; he indicated that everyone was welcome at Jackson Market; and he asked the City Council to pass the resolution and heal the community.

Travis Morgan, with one minute ceded by Cindy Marshall, indicated being asked by Fox Hills community members to present something sensitive and he hoped that it would be received in the spirit it was intended; he presented a Powerpoint presentation on the history of Fox Hills; discussed development of the area as a segregated neighborhood for Black community members; he noted that the community was not allowed to send children to Culver City schools until the 1990s; discussed acknowledgement of Fox Hills as the most racially diverse and housing-dense neighborhood in Culver City; residents in Fox Hills who feel excluded by Culver City in planning and process; language from the state of California indicating that Culver City must take meaningful actions, in addition to combating discrimination, that overcome the patterns of segregation and foster inclusive communities; he cited the need to take affirmative actions to address significant disparities in the community, replacing segregated living patterns with truly integrated and balanced living patterns; he noted that they did not seek to cast blame or guilt, but rather wanted to partner with Culver City to take ownership to fix the wrongs of the past; and he indicated that it was up to them to stand up and fix the wrongs.

Barbara Bobbi Richardson was not present on Webex or in Council Chambers.

Lucille Brillhart indicated being in full agreement with the comments made by Travis Morgan.

Patricia Daza-Luu was not present on Webex or in Council Chambers.

Conor Proffitt was not present on Webex or in Council Chambers.

Estee Chandler provided background on herself; discussed the October 2023 City Council resolution that failed to address the desire for a ceasefire; growing despair and frustration in the community; feeling ignored; the diverse community; she asked the City Council to agendize consideration of a mutual,

permanent, and immediate ceasefire resolution for a vote at the September 9, 2024 meeting; discussed resolutions that have moved forward successfully in other California cities and the resulting healing; the importance of fostering unity and healing the community; and building a city where everyone can feel that they belong.

Conor Proffitt discussed the peaceful gathering two weeks ago; the need to recognize the humanity and heal Culver City; he asked that the City Council agendize consideration of a mutual, permanent, and immediate ceasefire resolution for a vote at the September 9, 2024 meeting; expressed appreciation to Vice Mayor O'Brien for his willingness to meet with community members and appreciation for the dialogue in the community; noted that humanity was not limited by any one identity; and he indicated that they should start with peace at home if they want peace abroad.

Huong Nghien Eilbek provided background on herself; discussed the trauma response from her parents when she told them of the answer she received when requesting consideration of a ceasefire two weeks ago; discussed the fall of Saigon; her family's efforts to create a safe space for their family; she wanted to see Culver City as a place of unity and hope; and she asked the City Council to agendize consideration of a mutual, permanent, and immediate ceasefire resolution for a vote at the September 9, 2024 meeting.

Ron Ostrin, without technical difficulties, expressed appreciation to the City Council for their efforts toward homelessness; discussed the Emergency Declaration; the MOVE project; the potential appeal; he encouraged Culver City to expedite the changes they want to see; noted that an EIR (Environmental Impact Report) was never done; and he asserted that everyone wanted peace, but until those asking for a resolution repudiated Hamas, they couldn't really say they were for peace.

Paula Keating was called to speak but did not respond.

Mary Daval, Co-Chair of Bike Culver City (BCC), with one minute ceded by Art Nomura, provided background on the organization; reported receipt of a grant from the Clean Air Coalition for a collaborative project with the Green New Deal Club at Culver City High School; discussed the grant process; project components; community members willing to take the Clean Air Pledge; appreciation for the invitation by PRCS Director Ted

Stevens for BSS to host the Bike Valet for Fiesta La Ballona; the collaborative attitude; number of bikes valeted at Fiesta La Ballona; number of cars off the roads and the amount of decreased pollutants; increased numbers of cargo bikes; people who reported moving to Culver City due to the safe bike infrastructure provided; distribution of lights to those leaving near or after dark; and she read the names of volunteers.

Polly Stenberg provided background on herself; asserted that the Jewish community was hurting from the violence taking place in Gaza; discussed mental health, despair, depression and hopelessness; asked that the City Council agendize consideration of a mutual, permanent, and immediate ceasefire resolution at the earliest opportunity; she thanked Vice Mayor O'Brien for meeting with a group of neighbors; expressed disappointment that the meeting with Council Member Vera had to be rescheduled; discussed the important healing action for the Jewish community; standing in solidarity with the suffering of all people; creating unity; making Culver City a safer and healthier place for all residents; she asserted that a resolution would be an important and meaningful action; and she hoped that Culver City would take action for all residents.

Melissa Robles was called to speak but was not present in Council Chambers or on Webex.

Emily Dibiny noted that Council Members did not stand for hate in the community; discussed people who have reached out to her since she made her comments at the last meeting; feeling valued; rising bigotry in the community; concern with seeing the word Palestinian used in a derogatory manner; Jewish neighbors who have reached out to have a dialogue; the need for leaders to combat hate and bring unity; and she asked the City Council to facilitate conversation between Jewish and Palestinian constituents.

Sara Blough provided background on herself; asked the City Council to agendize consideration of a mutual, permanent, and immediate ceasefire resolution for a vote at the September 9, 2024 meeting; discussed responsibility for the welfare of society at large; affirming support for Palestinian neighbors; loss of family; social consequences for asking to acknowledge nearly 11 months of devastation; she did not share concerns that the resolution would divide the community; indicated feeling pride in the multi-faith coalition of humanitarians echoing the call; and she noted that change starts at the local level.

Thomas Lester expressed concern with plans to put over 2,000 units in Fox Hills; cautioned the City against over-building in Fox Hills; discussed a project that did not happen in Bristol Plaza because the proper amount of parking was not provided; condo costs in Fox Hills; incorrect assertions that people would take public transportation; he did not want to see parking and height limits changed, the Culver City Police Department (CCPD) defunded, or Culver City to become Los Angeles; and he discussed existing traffic issues.

David Coles was called to speak but was not present on Webex or in Council Chambers.

Melissa Sanders thanked everyone for their efforts on Fiesta La Ballona; discussed resolution of the MOVE Culver City lawsuit; encouraged Culver City to seek reimbursement for the associated costs; discussed a potential appeal; she urged Culver City to make the desired changes to MOVE Culver City and to not engage in any further bike-related projects until everything is resolved; and she wanted to see the Muslim community renounce Hamas and the Iman in the local mosque who made an anti-gay, anti-LGBTQ speech during Pride.

Erik Connaughton as called to speak but did not respond.

Carol Taubman provided background on herself; discussed serious public health and safety concerns since Inside Safe moved into the Vista Motel; the Home Sweet Home Preschool and Culver City Middle School; the unhoused community; weekly vandalism, theft and public defecation outside of the preschool; she reported that her tenant had broken her lease and moved out due to safety concerns even with private security; she asserted that all the businesses on the block were suffering and the youngest community members were at risk; and she discussed efforts to address issues including meeting with the Del Ray Community Council and with Tracy Park.

Mayor McMorris asked staff from Housing and Human Services to meet with Ms. Taubman.

Yolanda Cortez-Hardstark was called to speak but was not present in Council Chambers or on Webex.

Jeannine Wisnosky Stehlin discussed celebration of the 104th anniversary of the 19th Amendment whereby women were finally guaranteed the right to vote; decades of relentless advocacy by women to ensure that they could be heard; the significant step

toward equality; ratification of the Equal Rights Amendment by California in 1972; continued work for the full equality of all women; she hoped that for Women's Equality Day, they would work to advocate for the rights and opportunities of all women and girls; and she discussed working toward a future where equality is not a goal, but a reality for everyone.

Elly Levy was called to speak but not present in Council Chambers or on Webex.

Marci Baun indicated being a member of the PRCS Commission speaking on behalf of herself; discussed adding a bike bridge in the Higuera District for \$6 million; grants; matching funds; other uses for \$6 million dollars in the parks that would affect everyone in the community; and ways to improve what Culver City already has.

Elizabeth Osder was called to speak but was not present in Council Chambers or on Webex.

Karim Sahli expressed concern with the decision on May 28, 2024 to allocate \$1.8 million to contract out security for City Hall and public events; he discussed zero evidence of increased threat; the latest CCPD report showing that crime is actually down; current security levels; wasteful overreaction to an imaginary threat; providing a false sense of security; the homeless crisis; budget deficit; prioritizing essential services over unnecessary services; and he urged the City Council to reconsider the decision and prioritize actual needs of the community.

Robin Ruth Prinz was called to speak but was not present in Council Chambers or on Webex.

Daniel Nickfardjam provided background on himself; asserted that agendizing consideration of a mutual, permanent, and immediate ceasefire resolution would unite the community; discussed the idea that there is an obligation to repair the world; lessons from the holocaust; Never Again for anyone, not just the Jewish people; and he asked what the City Council could do to repair the world.

Avaraham provided background on himself; discussed division in the community; agendizing consideration of a mutual, permanent, and immediate ceasefire resolution for the September 9, 2024 meeting; demanding that the Harris/Biden administration force a ceasefire with an arms embargo; breaking up with the Israeli

government; violation of core tenets of Jewish faith; exporting Islamophobia and antisemitism world-wide; American support for Israel that is tearing the Jewish community apart; providing the opportunity for the Jewish community to show the world that they are on the right side of history; standing for justice; he asserted that support for a resolution was not divisive, but rather united communities; he argued that those opposing the ceasefire resolution were dividing the community; discussed shutting down the siege of Gaza; former presidents who withheld funding from Israel; and he asserted that Harris and Biden needed to withhold funding now.

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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 AUGUST 26, 2024.

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Order of the Agenda

Consent Calendar Item C-2, C-3, C-4, C-5, C-8 and C-9 were considered separately.

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Consent Calendar

Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 3, 2024 to August 16, 2024

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 3, 2024 TO AUGUST 16, 2024.

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Item C-2

CC:HA:PA:SA - Approval of Minutes for the Regular City Council Meeting Held on August 12, 2024

Mayor McMorris noticed lack of attribution for comments made by specific Council Members in the minutes; she felt it would be

helpful to reflect who is asking questions and requesting certain items; and she noted that additional specificity would be helpful for clarifying certain things in the future.

Discussion ensued between staff and Mayor McMorris regarding attribution for agenda items; the ability to add more detail; concern with inching toward transcription rather than summary minutes; the list of agreed upon agenda items at the end of the meeting; the record as being what the City Council determined to move forward with; and confusion as to who did what.

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON AUGUST 12, 2024.

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Item C-3

CC - (1) Adoption of a Resolution Approving the Revised Salary Schedule for Culver City Management Group Employees Effective Retroactive to July 1, 2024; and (2) Adoption of a Resolution Approving the Salary Schedule for City Manager Effective Retroactive to July 29, 2024

Mayor McMorris discussed revised salary schedules and correcting the prior salary schedule.

Discussion ensued between staff and Council Members regarding components of the item; the retroactive correction to two titles; the correction to the City Manager's increase in accordance with his employment agreement; comparisons of fee schedules and salaries with other cities; the Off-Cycle Class and Compensation Study coming forward in the next month; and the salary survey during contract negotiations.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE REVISED SALARY SCHEDULE FOR CULVER CITY MANAGEMENT GROUP EMPLOYEES EFFECTIVE RETROACTIVE TO JULY 1, 2024; AND,
2. ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY MANAGER IN ACCORDANCE WITH THE CITY MANAGER EXECUTIVE EMPLOYMENT AGREEMENT EFFECTIVE RETROACTIVE TO JULY 29, 2024.

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Item C-4

CC - (1) Receipt of a Progress Report on the Status of Wellness Village Safe Sleep Programming; and (2) Approval of Amendments to the Existing General Service Agreements Associated with the Infrastructure for the Wellness Village Safe Sleep Site, including: (A) Diamond Environmental in an Additional Amount Not-to-Exceed \$173,798 with an Increase of Consumer Price Index or No More Than 5% in Subsequent Contract Years; and (B) Sunbelt Rentals in an Amount Not-to-Exceed \$384,984 with an Increase of Consumer Price Index or No More than 5% in Subsequent Contract Years

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

Salem Alem discussed fixing problems she and her daughter were put through; civil rights issues; she reported leaving a message; asked that mistakes be acknowledged so that she and her daughter are not exposed to another crisis; she suggested that the City Council look into the issue of conflict of interest; asserted that she would not be homeless; noted things the Mental Health Department is doing to push people out onto the streets; she asked the City to work together to address issues; discussed cozy relationships; bottled up anger; commented that when so many people are on the street, something is wrong; discussed the need to bring people together; corrupt leaders; she suggested that it would be good idea to meet with citizens; she asked Culver City to lead the nation; and she requested that Joseph, a senior citizen who is still on the street, be housed.

Mayor McMorris noted that Housing and Human Services staff was in communication with Ms. Alem and would hopefully follow up.

THAT THE CITY COUNCIL:

1. RECEIVE A PROGRESS REPORT ON THE STATUS OF WELLNESS VILLAGE SAFE SLEEP PROGRAMMING; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING GENERAL SERVICE AGREEMENT WITH DIAMOND ENVIRONMENTAL RELATED TO DAILY FRESH POTABLE WATER DELIVERY AND DAILY SERVICING OF RESTROOMS AND SHOWERS FOR WELLNESS VILLAGE EXTENDING THE TERM OF THE AGREEMENT

THROUGH JUNE 30, 2026, IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$173,798 FOR FISCAL YEAR 2024-2025 WITH AN INCREASE OF CONSUMER PRICE INDEX OR NO MORE THAN 5% IN SUBSEQUENT CONTRACT YEARS; AND,

3. APPROVE A GENERAL SERVICE AGREEMENT WITH SUNBELT RENTALS FOR THE MONTHLY COST OF FUEL AND MONTHLY RENTAL OF FUEL-POWERED GENERATORS TO ELECTRIFY WELLNESS VILLAGE, FOR THE TERM OF THE AGREEMENT THROUGH JUNE 30, 2026, IN AN AMOUNT NOT-TO-EXCEED \$384,984 FOR FISCAL YEAR 2024-2025 WITH AN INCREASE OF CONSUMER PRICE INDEX OR NO MORE THAN 5% IN SUBSEQUENT CONTRACT YEARS; AND,

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

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

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Item C-5

CC - (1) Receipt of a Progress Report on the Status of Motel Master Leasing and Nutrition Program and Approval of the Continuation of Certain Components of the Program; (2) Approval of an Amendment to the Existing Occupancy Agreement with Culver City Hospitality, dba (Rodeway Inn) for an Additional Amount Not-to-Exceed \$1,040,250; (3) Approval of an Amendment to the Existing General Services Agreement with Everytable for an Amount Not-to-Exceed \$496,912; (4) Approval of a General Services Agreement with Good Guard Security Service for an Amount Not-to-Exceed \$556,309; and (5) Approval of a Reimbursement Payment of \$152,467 to Rodeway Inn for Legal Fees and Repairs

Mayor McMorris asked about money approved for security services.

Discussion ensued between staff and Council Members regarding the Request for Proposal (RFP) process; the Motel Master Leasing and Nutrition Program; sensitivity for working with unhoused neighbors; experience; collaboration with other unhoused non-profits; the 60-day period that the process took place; comparable rates; quotes gathered; the Emergency Declaration; the model of operating with two security guards at a time; meal disbursement; the RFP for food; continuation with the existing contractor; and the review of the yearly contract next year.

THAT THE CITY COUNCIL:

1. RECEIVE A PROGRESS REPORT ON THE STATUS OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM AND APPROVE OF THE CONTINUATION OF CERTAIN COMPONENTS OF THE PROGRAM; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH CULVER CITY HOSPITALITY, DBA (RODEWAY INN) FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$1,040,250; AND,
3. APPROVE AN AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH EVERYTABLE FOR AN AMOUNT NOT-TO-EXCEED \$496,912; AND,
4. APPROVE A GENERAL SERVICES AGREEMENT WITH GOOD GUARD SECURITY SERVICE FOR AN AMOUNT NOT-TO-EXCEED \$556,309; AND,
5. APPROVE A REIMBURSEMENT PAYMENT OF \$152,467 TO RODEWAY INN FOR LEGAL FEES AND REPAIRS; AND,
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
7. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - (1) Approval of a Professional Services Agreement with Cashel Corporation dba Integrated Media Systems (IMS) in the Amount of \$400,590 to Upgrade the City Council Chambers Audio Visual Equipment; and (2) Authorization to the City Manager to Approve Amendments to the Agreement to Support Enhanced Design Specifications and a Preventative Maintenance Support Agreement within an Aggregate Amount Not-to-Exceed \$525,000

THAT THE CITY COUNCIL:

1. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH CASHEL CORPORATION DBA INTEGRATED MEDIA SYSTEMS (IMS) IN AN AMOUNT OF \$400,590 TO UPGRADE THE CITY COUNCIL CHAMBERS AUDIO VISUAL EQUIPMENT; AND,

2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT TO SUPPORT ENHANCED DESIGN SPECIFICATIONS AND A PREVENTATIVE MAINTENANCE SUPPORT AGREEMENT WITHIN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$525,000; 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-7

CC - Approval of an Application for Composting and Food Waste Reduction (CFWR) Cooperative Agreement through the United States Department of Agriculture (USDA) in an Amount Not-to-Exceed \$400,000

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR THE COMPOSTING AND FOOD WASTE REDUCTION (CFWR) COOPERATIVE AGREEMENT THROUGH THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) IN AN AMOUNT NOT-TO-EXCEED \$400,000; AND,

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

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Item C-8

CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of an Amendment to Existing Agreement with Jobel Rentino Extending the Term an Additional 12 Months through September 30, 2025, Increasing the Hourly Rate and Increasing the Contract Amount by an Additional \$100,000, to Support Staff in Formulating Procurement Documents, Assisting with Policy, Standard Operating Procedures, Reporting, Preparing Project Files for Auditing, and Other Related Work

Mayor McMorris questioned the waiver of competitive bidding procedures; inquired about increased amounts; and she asked about common practice.

Discussion ensued between staff and Council Members regarding the requested waiver and extension of the contract due to being short staffed, and the proposal to prepare an RFP for the next cycle.

THAT THE CITY COUNCIL:

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

2. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH JOBEL RENTINO EXTENDING THE TERM AN ADDITIONAL 12 MONTHS THROUGH SEPTEMBER 30, 2025, INCREASING THE HOURLY RATE AND INCREASING THE CONTRACT AMOUNT BY AN ADDITIONAL \$100,000, TO SUPPORT STAFF IN FORMULATING PROCUREMENT DOCUMENTS, ASSISTING WITH POLICY, STANDARD OPERATING PROCEDURES, REPORTING, PREPARING PROJECT FILES FOR AUDITING, AND OTHER RELATED WORK; AND,

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

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

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Item C-9

CC - (1) Authorization of a Task Order to RTI Consulting Inc. in the Amount of \$119,825 for Construction Management of the (a) Modified MOVE Culver City - Downtown Corridor Pilot Project Western Segment, PS017, and (b) Washington Boulevard - Ince to Higuera Pavement Rehabilitation, PS005, Projects Pursuant to the Terms of the City's On-Call Professional Services Agreement with RTI Consulting Inc.; and (2) Authorization to the Public Works Director to Approve Change Orders to the Task Order in an Amount Not-to-Exceed \$29,957 to Cover Contingency Costs (25%)

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

THAT THE CITY COUNCIL:

1. AUTHORIZE A TASK ORDER TORTI CONSULTING INC. IN THE AMOUNT OF \$119,825 FOR CONSTRUCTION MANAGEMENT OF THE (A) MODIFIED MOVE CULVER CITY - DOWNTOWN CORRIDOR PILOT PROJECT WESTERN SEGMENT,

PS017, AND (B) WASHINGTON BOULEVARD - INCE TO HIGUERA PAVEMENT REHABILITATION, PS005, PROJECTS PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH RTI CONSULTING INC.; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE TASK ORDER IN AN AMOUNT NOT-TO-EXCEED \$29,957 TO COVER CONTINGENCY COSTS (25%).

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Item C-10

HA - Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP)

THAT THE HOUSING AUTHORITY BOARD:

1. APPROVE THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND,

2. AUTHORIZE THE CHAIR AND THE EXECUTIVE DIRECTOR TO EXECUTE THE SEMAP CERTIFICATION.

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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-8, AND C-10.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR O'BRIEN THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEM C-9.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearings

Item PH-1

CC - (1) Adoption of a Resolution Certifying the Environmental

Impact Report (P2022-0053-EIR) for the General Plan 2045 and Zoning Code Update Project; (2) Adoption of General Plan Amendment (P2022-0053-GP), Referred to as General Plan 2045; and (3) Introduction of an Ordinance Amending the Culver City Zoning Code and Zoning Map, together referred to as the Zoning Code Update (P2024-0186-ZCA, -ZCMA

Emily Stadnicki, Current Planning Manager, thanked the Culver City community for their active engagement over the past five years; discussed events held as part of the process; the next step of long-range planning; appreciation to the City Council and Planning Commission for their direction; difficult conversations with different viewpoints; the agenda for the presentation; General Plan 2045; the blueprint for achieving the community's vision; updated standards for new uses and zones; goals; environmental impacts; the Zoning Code Update; the state deadline; compliance with state law; community engagement; distribution of information; comments received; continued outreach and input; and continued improvement.

Troy Evangelho, Advance Planning Manager, introduced the consultant team who worked on the General Plan; discussed the Final General Plan; the annual check-in; progress monitoring with the online dashboard; the twelve elements of the General Plan; the adopted Housing Element; absence of the Reimaging Public Safety Element and the Incremental Infill Design Concept; required elements; other elements the City chose to include; the Greenhouse Gas Reduction Element in place of a Climate Action Plan; how to use the General Plan; policy framework and implementation actions; the Land Use and Community Design Element; the housing component; jobs opportunities; the plan for the next 20 years; the current housing cycle ending in 2029; growth over the next three housing cycles; special study areas; Specific Plans for Fox Hills and the Hayden Tract; establishment of SB1000 neighborhoods; threshold neighborhoods; the Zoning Code Update; expansion of mixed-use across Culver City; streamlining processes; lack of discretion for density bonuses; discretionary components with commercial projects; codification of processes; compatible development; Best Practices; growth projections; Program Environmental Impact Reports (PEIR); mitigation monitoring; lessening impacts from new developments; making a statement of overriding consideration; fiscal impact analysis; discussion items; the Inglewood Oil Fields (IOF); future study areas; the Amortization Ordinance and Settlement Agreement; the south side of Culver Boulevard from Elenda to Sepulveda; Mixed-Use Neighborhoods; consistency with the Land Use Element; neighborhood serving uses; removal of commercial

with the Residential Low Density designation; Fox Hills; misconception that Fox Hills is the only area in Culver City with increased density; other areas becoming Mixed-Use Medium and Mixed-Use High; the prime area for new development; underutilized office parks; large parcels; clarification that impacts to ocean breezes are not considered under CEQA (California Environmental Quality Act); Fox Hills as a threshold SB1000 neighborhood; exposure to pollution; the High Resource area; new improvements focused on Fox Hills; ongoing efforts; maintaining the 100 unit per acre density for consistency with the Housing Element; incremental Infill; auto dealership locations; amendments proposed by the Planning Commission; unintended consequences; aspirational guiding principles; and the staff recommendation.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; determination of ministerial approval to streamline projects that are less than 25 units; reducing meeting requirements; the need for more public outreach, not less; efforts to streamline housing approvals; limited City discretion; clarification that if projects meet the zoning code, the City has to approve them; allowing resident voices to be heard; inconsistent language with incremental infill; SB9 and SB10; design concepts that were superseded by state regulations; addressing the needs of Fox Hills; impacts to changing language; housing inventory identified in Fox Hills; consistency with the Housing Element; falling prey to the Builders' Remedy; the Specific Plan process; commitment to examining density and potentially reducing that as projects come up; the need for any changes to the Housing Element to be certified by the state; ensuring compliance; CEQA; ocean breezes; and impacts to quality of life.

Additional discussion ensued between staff and Council Members regarding clarification that ADUs (Accessory Dwelling Units) are exempt from the FAR (Floor Area Ratio); garage requirements; codification of community meetings to create a standard; developer response to community desire; and clarification on state and Culver City density bonuses.

Eric Yurkovich, Raimi + Associates, explained the definition of High Resource Areas; discussed evaluating the level of opportunities in neighborhoods; characteristics examined; low-income families in higher resource neighborhoods; access to opportunity and upward mobility; the state program to affirmatively further fair housing focusing housing in higher

resource areas; classification of Culver City as a high resource area; and economic and educational mobility.

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Jack Walter was called to speak but was not present in Council Chambers or on Webex.

Jamie Wallace was called to speak but was not present in Council Chambers or on Webex.

Stephen Jones indicated being a Planning Commissioner speaking on his own behalf; asked the City Council to heed the recommendations from the Planning Commission, especially Amendment 1 to increase the density of MU-1; discussed frontage on commercial corridors; feasibility of density bonus projects; lot size in MU-1; gentle density on corridors; the smallest lot size that density bonuses have been used on; existing small apartment complexes that are in character with their neighborhoods; he asserted that the recommendation was not a radical change; and he noted that ADUs are exempt and the reduced FAR is only applicable to the primary unit, but the maximum size of the ADU is based in part on the size of the house.

Nabil Yacoub provided background on himself; expressed concern with plans to establish mixed use on Culver Boulevard; discussed traffic; noise; and he asked the City Council to consider affects to resident health.

Travis Morgan with one minute ceded by Joanne Michiuye, presented a map of the City; discussed the location of dark purple on the map noting that it reflected modern day redlining; he questioned whether Culver City was combatting discrimination or overcoming patterns of segregation with the map; discussed the 50% increase being proposed for Fox Hills; the potential for 20,000 units not including the mall; he noted that the Hayden Tract was right next to the Expo Line and not slated to be as dense as Fox Hills; he discussed other areas that were slated to be increased, but to the extent that Fox Hills is; pure inequity; units already scheduled for Fox Hills; units coming before a Specific Plan is even considered; and he noted that actions could not be undone.

Mayor McMorris reminded speakers to not respond to comments made from the audience while they are speaking.

Judi Sherman noted that the inequitable plan for Fox Hills had been known about for a year and nothing was done; discussed lack of action; robust community engagement; zero benefits to Fox Hills despite their articulation of valid concerns; concern that the City was just checking off boxes; lack of leadership in Culver City; prioritization of other projects; silence when it comes to addressing the expansive area south of Slauson designated to be 100 units per acre; the predictability of the developers attracted that have proposed 2,057 units with more to come; intention of Culver City; and the Specific Plan after the fact.

Emily Dibiny was called to speak but declined.

Thomas Lester was called to speak but was not present in Council Chambers or on Webex.

Steve Siegel with one minute ceded by G. Young, expressed appreciation to Troy Evangelho who had indicated that it was not a problem to keep Culver Boulevard as is; discussed resident surveys he conducted and filed with Culver City indicating unanimous strong opposition to the possibility of mixed-use on their street; the ability to increase density; existing traffic issues; lack of parking due to ADUs; emergency vehicles that get trapped; Planning Commission amendments; appointment of Planning Commissioners by a previous City Council; concern with a recommendation to remove language to protect single family housing; the job to provide what the majority of residents want if it is reasonable; the agenda of the majority of the Planning Commissioners; concern with rubber stamping developments up to 25 units; the .60 FAR; concern with a small faction trying to push their agenda; and he asked the City Council to be brave, sensible, and to listen to reasonable resident requests.

Melissa Sanders noted that there were many amendments focused toward a niche minority; she asked that the City Council look at what is best for the entire community; she wanted to make sure that things were adopted on time and nothing slipped through to ensure that Culver City is not open to litigation or subject to the Builders' Remedy; she felt that a maximum size for ADUs was necessary; and expressed concern with actions that were the opposite of creating affordable housing.

Faith Yacoub was called to speak but was not present online or in City Council Chambers.

Darrell Menthe indicated being a Planning Commissioner; thanked the Planning Department for all of their work; agreed with comments made by Mr. Siegel about eliminating commercial from the small neighborhood; felt it was offensive to assert that the Planning Department was redlining; and he discussed moving away from 20th century zoning.

Sara Hartley was called to speak but was not present on Webex or in City Council Chambers.

Jeannine Wisnosky Stehlin expressed appreciation to everyone for their work; concern about the process and the product; discussed inconsistencies between the Housing Element and the Zoning Code; references to incremental infill in the Housing Element; assurances that the issue can be fixed; concern that it had not been done during the past year; concern with removing protections put in place by SB9; an outside group that has already sued Culver City on land use; liability; SB330; the inability to reduce standards in the zoning code once they have been approved; AB821; and she suggested that the City Council pay attention to the fact that the recommended addition by the Planning Commission was passed by a divided vote.

Curtis Raynor expressed concern with the amount of building proposed for Fox Hills; discussed fairness for those who live in the area; prioritizing the needs of the developers over the needs and desires of the community; he requested equity; felt the City Council was being rushed into the decision because of the state deadline; discussed the ability for density to be higher with affordable housing; and concern that density was not being shared equally across Culver City.

Deborah Wallace discussed critical issues challenging the fabric of the community; affordable housing; fairness and equity; diversity in Fox Hills; embracing inclusivity and opportunity; willingness to do their part but concern with shouldering a disproportionate burden of mandatory housing; the almost 3,000 units being forced into already densely populated areas; missed opportunities; City property sold at a fraction of its value to be transformed into luxury housing; wealthy, predominantly white neighborhoods that evade their responsibility to accommodate affordable housing; and she felt it was time for Culver City to embrace equity and fairness in housing distribution.

Jamie Wallace indicated being no relation to Deborah Wallace, though she appreciated her comments; she discussed comments

about the removal of the Safety Element; and the new Safety Element being proposed.

Marci Baun discussed the resident vote to limit the height of buildings to three stories; Planning Commission; elitists; ideology vs. best interests of the people who live in Culver City; changes made during the pandemic; she asked the City Council to reject the addenda recommended by the Planning Commission majority; discussed repeated resident requests to change the designation from mixed use to multi-family on the south side of Culver Boulevard between Elenda and Sepulveda; she asked the City Council to reject amendments from the Planning Commission to change Mixed-Use Corridors from 35 to 50 units per acre, reject adding Public Safety as a Guiding Principle, and remove maximum sizes for ADUs; and she asked that the reference to protecting existing density to remain in the section for Single Family Residential Neighborhoods.

Bill Becker discussed support for preserving existing community meeting requirements; notification requirements; he felt that community outreach guidelines enacted in 2007-2008 were flexible and not arbitrary, rather, the recommendation to reduce community outreach was arbitrary; and he observed that the original guidelines had served the community well for many years.

Vaughn Rossi echoed comments made by Bill Becker about community outreach guidelines; asked the City Council to reject Item 1765 meant to streamline the developer application process; expressed concern with undermining and limiting community engagement and influence over projects; he did not feel the City Council should be helping developers at the expense of community engagement; discussed requiring developers to answer to the concerns and demands of the community they are profiting off of; he asserted that constituents should be armed with tools to guide development within its borders; and wanted to see community engagement expanded for developers.

Michael Koppy felt that requiring only one community meeting was an absurdity as that allowed for no dialogue and accountability; asserted that only developers and bureaucrats were against community engagement; expressed appreciation for the intent of community engagement; discussed the inability to stop projects; facilitating dialogue and discussion; putting accountability on the table; community meetings as happening concurrently with the building process; he urged the City Council to strike Item 1765 and keep the current process; he

offered to help; discussed Council Member concerns; and he asserted that the matter should not be left to developers

Martin Tomasz was called to speak but was not present on Webex or in City Council Chambers.

Nancy Barba discussed the benefits of bringing incremental infill back to the General Plan; allowing ADUs of any size; and she asked that Culver City monitor ADU creation and ensure they are included in the Rental Registry and not becoming short-term rentals.

Tom O'Neill questioned where the goal of home ownership was in the General Plan; discussed problems in California; meeting state mandates; the balance between neighborhood and commerce in Fox Hills; revitalizing the business park; pollution and traffic that would accompany the proposed 3,000 units; and he asked that Fox Hills be allowed to stay the way it is.

Conor Proffitt discussed ADUs and the proposed Mixed-Use Corridor between Sepulveda and Elenda on Culver Boulevard; support for more shops; matching ADU height limits; current height limits on residential buildings; lofts; and he proposed opening up height limits to give people more room to live.

Denise Neal questioned whether the burden could be lifted from Fox Hills by focusing on the Helms District; discussed proximity to the transit hub; establishing a multi-agency law enforcement substation; utilization of commercial space; the need to provide 24-hour services within the transit hub area; the need for mixed use throughout the Helms District; upcoming major sports events; and she wanted to see the Mayor build bridges with law enforcement and work with Los Angeles Police Department Western Division and the Metro Police Department.

Discussion ensued between staff and Council Members regarding the importance of certifying the General Plan; the inability to make large changes and still meet the deadline; the need to amend the Housing Element in order to reduce density; unintended consequences; the Builders' Remedy; the Specific Plan; the ability to submit amendments; the process to submit amendments without falling out of compliance; the state deadline; support for keeping the density to 35 units per acre rather than 50 units per acre, maintaining maximum size for ADUs, allowing auto sales in mixed use zones, maintenance of language protecting single family homes, ensuring that the south side of Culver Boulevard between Elenda and Sepulveda is zoned Residential

Multi-Family, and maintaining the previous decision to remove the Public Safety Element; removal of language in the amendment related to policing and Public Safety; the three year Strategic Plan for CCPD; Guiding Principles; concern with specific language in a 20 year document when policing is ever-changing; confusion with language regarding policing in a Planning Department document; residents in Fox Hills who feel they are being singled out; commitment to work with neighbors in Fox Hills; and appreciation to staff for their efforts.

Additional discussion ensued between staff and Council Members regarding length of the process; the effects of COVID; current density in Fox Hills; the potential increase; increased density in R1; proposed increases to density throughout the City; the experience of Santa Monica with the Builders' Remedy; the need for the next City Council to look at the Specific Plans; FAR; the previous McMansion discussion; the lawsuit; allowing for reasonable sized ADUs with a smaller FAR; community meetings; Director approval; the number of projects that are smaller than 25 units; the fact that projects can be appealed; Planning Commission recommendations; support for keeping MU-1 to 35 units per acre, retention of wording to keep R1 density, support for keeping the current maximum size for ADUs, opposition to reinstating the Public Safety Element, allowing auto sales in more zones with Conditional Use Permits, the amount of money generated by auto dealerships, and maintaining multi-family zoning on Culver Boulevard between Elenda and Sepulveda; and appreciation to staff for their efforts throughout the process.

Discussion ensued between staff and Council Members regarding appreciation to staff, the Planning Commission and the public; the importance of public comment; efforts to balance and provide equitable distribution throughout Culver City; maintaining the character of the neighborhood; mobility infrastructure; proximity to the Metro; benefits to density in the neighborhood; concern that Fox Hills is being asked to take on the burden for the rest of Culver City; eligibility of MU-1 for density bonus projects; difficult logistics with the development of smaller lots; the Affordable Housing Analysis; likelihood of development; determining the number of small lots in MU-1; support for increasing to 51 units per acre to improve feasibility of development; ADUs as the fastest housing production in Culver City; the need for analysis to determine who ADUs are being rented to; the intended goal of adding ADUs to R1; increasing housing stock and affordable housing; support to remove protections for existing density to be consistent with the goal to provide more housing; the fact that reducing FAR

reduces ADU size; unintended consequences; staff research on increasing the percentage for the attached ADU; the practices of other cities; auto showrooms vs. car lots; limiting storage and display; the potential for a retail use classification if there is not inventory on site; previous removal of the Public Safety Element by the Council majority; the opportunity to lead; conversations that ebb and flow but do not go away; high level vision for the future; the benign element; being prepared for when crisis hits rather than being reactive; the importance of thinking about high level work; lots eligible for commercial use on Culver Boulevard; clarification that if a building is torn down, the housing has to be replaced at the same affordability level; and support for the mixed use designation.

Additional discussion ensued between staff and Council Members regarding time and community input as part of the General Plan process; RHNA numbers; Council Members that did not want higher density in the past but then changed their point of view; pipeline projects; meeting RHNA goals if the projects are built; concern with not meeting the affordability element; density levels as being driven by the size of the properties; acknowledgement of resident concerns; impact fees from developers; addressing discrepancies between language in the Housing Element and the General Plan; removing references to things there are no plans to move forward with; support for keeping to 35 units per acre for MU-1; providing opportunities for more green space; opposition to removing maximum unit size for ADUs; opposition to reinstating the Public Safety Element; support for allowing auto sales in the Mixed Use and Mixed Use Industrial Zones; the importance of sales tax generated; the ability to provide services due to revenue generated; retaining zoning on the south side of Culver Boulevard between Elenda and Sepulveda as housing density would not be reduced; removing a commercial element from a small neighborhood that does not have it and does not want it; and support for community meetings and valuable input that makes projects better.

Mayor McMorris expressed appreciation to everyone who participated in the process and for the public comment, and she discussed her advocacy in the PTA and her involvement in the General Plan Advisory Committee.

Further discussion ensued between staff and Council Members regarding inclusion of equity in the General Plan; who is centered in the plans for what is to come in the community; the history of exclusion in Culver City; impacts of exclusion to quality of life; residual impacts; the racial makeup of

homeownership in the community; the Fox Hills neighborhood; inability of Fox Hills residents to attend Culver City schools until the 1990s; the majority of staff members who commute long distances to come and serve; cost of living in Culver City; and whether the community will be affordable for future generations.

Mayor McMorris indicated being a member of the Fox Hills community; discussed becoming housing insecure; Fox Hills as one of the last affordable places to buy in Culver City; her advocacy for equitable allocation of housing across Culver City; rumors that she prevented discussions of Fox Hills zoning; the origin of agenda items; input regarding timing; and she asserted that she had not held up any discussions about Fox Hills.

Additional discussion ensued between staff and Council Members regarding concern that the process does not feel just; the map as a reflection of choices and policies being made; history of Culver City; the shameful action being taken; consensus to move forward with codifying something that they knew was coming due to decisions made by the City Council; being unwilling to add density to other neighborhoods in the community; seeing that density is not fair for some neighbors, but is fair for others in the densest most diverse neighborhood in Culver City; ensuring that everyone is doing their fair share in the spirit of equity to increase density to 50 units per acre in MU-1; making approach and viewpoints clear even if decisions have already been made; sharing the load of welcoming new neighbors; recommending removal of protecting existing density to codify the historical exclusion present in the community; the Historical Context Study; the intention to have single family homes in Culver City to exclude certain groups; support for removing maximum ADU size to enable more families to utilize them; being more creative in the way that issues are approached; support for showrooms over car lots; more imaginative budgeting; different paths to achieve goals; support for reinstating Public Safety as a Guiding Element in the General Plan; Public Safety as a spectrum of many services and tools with many resources working together to support community members; the inability to erase something that guided the process and was part of the process; being open to what Culver City could look like; empathy that change is difficult; support for allowing a change to the zoning on Culver Boulevard between Elenda and Sepulveda; Director approval for projects over 25 units; consensus to allow two meetings for commercial and residential; proposed changes that were not part of the plan; and taking separate motions for each item.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL CHANGE THE LANGUAGE WITH REGARD TO COMMUNITY OUTREACH MEETINGS TO REQUIRE A MINIMUM OF TWO FOR BOTH RESIDENTIAL AND COMMERCIAL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Puza moved to approve Planning Commission Amendments 1, 2, and 4, and to reject Amendment 5.

Council Member Eriksson proposed to amend Council Member Puza's motion to approve Amendment 5.

Discussion ensued between staff and Council Members regarding procedures.

Council Member Puza rejected the proposed amendment to the motion from Council Member Eriksson.

MOVED BY COUNCIL MEMBER PUZA AND SECONDED BY MAYOR MCMORRIN THAT THE CITY COUNCIL APPROVE AMENDMENTS 1, 2 AND 4 AS PROPOSED BY THE PLANNING COMMISSION, AND REJECT AMENDMENT 5.

THE MOTION FAILED BY THE FOLLOWING VOTE:

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

Vice Mayor O'Brien moved to approve Planning Commission Amendment 5 to change the proposed zoning along the south side of Culver Boulevard between Elenda and Sepulveda from Mixed-Use to Low Density Multiple Family.

Discussion ensued between staff and Council Members regarding clarification on the area covered by the change.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL APPROVE AMENDMENT 5 AS PROPOSED BY THE PLANNING COMMISSION TO CHANGE ZONING ALONG THE SOUTH SIDE OF CULVER BOULEVARD BETWEEN ELENDA AND SEPULVEDA BOULEVARD FROM MIXED-USE NEIGHBORHOOD TO MULTI-FAMILY LOW RESIDENTIAL-ONLY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL APPROVE AMENDMENT 3 TO ADD AUTO SALES IN MIXED-USE MEDIUM AND MIXED-USE INDUSTRIAL ZONES WITH A CONDITIONAL USE PERMIT AS PROPOSED BY THE PLANNING COMMISSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CERTIFYING THE PROGRAM ENVIRONMENTAL IMPACT REPORT P2022-0053-EIR, ADOPT CEQA REQUIRED FINDINGS, ADOPT THE MITIGATION MONITORING PROGRAM (MMP), AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE GENERAL PLAN 2045 AND ZONING CODE UPDATE PROJECT (ATTACHMENT NO. 1).

Mayor McMorris indicated that she had wanted to abstain for Amendment #5.

MOVED BY MAYOR MCMORRIN, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECONSIDER THE MOTION TO APPROVE PLANNING COMMISSION AMENDMENT 5 TO CHANGE ZONING ALONG THE SOUTH SIDE OF CULVER BOULEVARD BETWEEN ELENDA AND SEPULVEDA BOULEVARD FROM MIXED-USE NEIGHBORHOOD TO MULTI-FAMILY LOW RESIDENTIAL-ONLY.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL APPROVE AMENDMENT 5 AS PROPOSED BY THE PLANNING COMMISSION TO CHANGE ZONING ALONG THE SOUTH SIDE OF CULVER BOULEVARD BETWEEN ELENDA AND SEPULVEDA BOULEVARD FROM MIXED-USE NEIGHBORHOOD TO MULTI-FAMILY LOW RESIDENTIAL-ONLY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

GENERAL PLAN AMENDMENT P2022-0053-GP, REFERRED TO AS GENERAL PLAN 2045 (ATTACHMENT NO. 2) WITH SUGGESTED CHANGES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING THE CULVER CITY ZONING CODE AND ZONING MAP (P2024-0186-ZCA, -ZCMA), TOGETHER REFERRED TO AS THE ZONING CODE UPDATE (ATTACHMENT NO. 3).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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:

Tom O'Neill asked that the City Council reject the idea of calling for a ceasefire resolution.

Denise Neal asked about authorizing meetings between the community and law enforcement; discussed Coffee with a Cop; the need for a multi-agency law enforcement substation and a 24-hour space for the Mobile Crisis Team to operate from at the Ivy Station Transit Hub; proper protocol to set up community meetings; concern with adverse impacts to Culver City and Los Angeles related to not having such a facility; and the need to bring 911 operators back.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Vice Mayor O'Brien received City Council consensus from Council Members Eriksson and Vera to ask staff to draft a letter to Gavin Newsome with supporting documents about Culver City's work for the homeless community and to request funding.

Vice Mayor O'Brien reported attending a convening a few days ago; discussed the draft of the proposed ceasefire resolution; and he requested City Council consensus to agendize consideration of adopting a ceasefire resolution.

Council Member Vera asked the Vice Mayor to wait until he had a chance to meet with several of the audience members who spoke.

Discussion ensued between staff and Council Members regarding scheduling consideration of the item; items on upcoming meeting agendas; agreement to schedule the item for the September 9, 2024 meeting if there is consensus; and there was lack of consensus from Council Members to consider the item.

Mayor McMorris received City Council consensus from Council Members Eriksson and Puza to allow a presentation on cannabis and fentanyl as part of the acknowledgement of Suicide Prevention next month, and she requested follow up on comments from Mathew Patrick about the discrepancy in park allocation between softball and soccer.

John Nachbar, City Manager, indicated that he would ask staff to follow up about the softball/soccer issue.

Vice Mayor O'Brien reiterated his request to agendize consideration of adopting a ceasefire resolution.

Council Member Vera reiterated his availability for a discussion on September 5.

Discussion ensued between staff and Council Members regarding a suggestion for a discussion with the Interfaith Council; further discussion on September 9; and appreciation to all who spoke.

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

August 26, 2024

- Direction to staff to write a letter to Governor Newsome about the work done by Culver City to support the homeless community and to request funding
- Hear a presentation on cannabis and fentanyl as part of the acknowledgement of Suicide Awareness month

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Adjournment

There being no further business, at 1:04 a.m. on August 27, 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 September 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



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: September 9, 2024