

OFFICIAL MINUTES

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

March 17, 2025  
7:00 p.m.

**Call to Order & Roll Call**

Mayor O'Brien called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 6:01 p.m. at the Culver City Senior Center.

Present: Dan O'Brien, Mayor  
Freddy Puza, Vice Mayor  
Bubba Fish, Council Member  
Yasmine-Imani McMorrin, Council Member\*  
Albert Vera, Council Member

\*Council Member McMorrin joined the meeting at 6:17 p.m.

oOo

**Closed Session**

Mayor O'Brien invited public comment.

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

March 17, 2025

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY, FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, O'BRIEN, PUZA, VERA

NOES: NONE

ABSENT: MCMORRIN

At 6:05 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Item:

**CS-1** CC - Conference with Labor Negotiators

City Designated Representatives: City Manager John Nachbar; Human Resources Director Dana Anderson; Chief Financial Officer, Lisa Soghor

Employee Organization: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Police Management Group; Culver City Fire Fighters Association; Culver City Fire Management Association

Pursuant to Government Code Section 54957.6

o0o

### **Call to Order**

Mayor O'Brien reconvened the City Council meeting for Recognition Presentations at 6:46 p.m. with all Council Members present.

o0o

### **Recognition Presentations - 6:30 p.m.**

Item R-1

**CC - Presentation of a Commendation to Jane Leonard for her Contributions to the City of Culver City as PRCS Commissioner**

**and Involved Citizen**

Mayor O'Brien presented the commendation to Jane Leonard for her contributions to the City of Culver City as a Parks, Recreation, and Community Services (PRCS) Commissioner and involved citizen.

Jane Leonard thanked the Mayor and the City Council for the recognition; expressed gratitude to the leadership and staff of the PRCS department and to the PRCS Commission; thanked her family; discussed raising her family in the City; her rewarding career working for Culver City; the importance of being of service; being in various service organizations; she quoted Ralph Waldo Emerson; noted that while she would be moving to Lincoln, California, her heart would be in Culver City; and she referenced characters in the Wizard of Oz noting that "There's no place like home."

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Crystal Alexander noted the number of holes that would be left in Culver City with the departure of Jane Leonard; discussed filling the void; the Ralph Waldo Emerson quote; their similar experiences in Culver City; appreciation for being able to work together; and she indicated that she would miss her as a friend.

Marci Baun discussed the kindness and dedicated work ethic of Jane Leonard and she wished her well in her endeavors.

o0o

**Regular Session**

Mayor O'Brien reconvened the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board at 7:00 p.m. in the Mike Balkman Council Chambers at City Hall.

o0o

**Pledge of Allegiance**

Mayor O'Brien led the Pledge of Allegiance.

o0o

**Land Acknowledgement**

Mayor O'Brien read the Land Acknowledgement.

o0o

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

Diana Chang, Chief Transportation Officer, reported that the Culver CityBus (CCBus) team had finished in second place at the Local Bus Rodeo on March 8; discussed top performers; participation in the Regional Bus Rodeo; upcoming participation in the International Bus Rodeo; and she thanked participants and staff for their efforts to raise the bar for Transit in Culver City.

Council Member Fish wished everyone a Happy St. Patrick's Day and Women's History month; congratulated CCBus on the Bus Rodeo; reminded everyone not to park in the bus lane; discussed automated enforcement and fines beginning May 19; attending the Complete Streets Design Guidelines event; collaboration by Transit and Public Works; the upcoming Complete Streets Workshop on March 19 at El Merino Park; the walking tours at Veterans Memorial Park; and the upcoming budget workshop on March 19 in Council Chambers at City Hall and on Zoom.

Council Member McMorris wished everyone a Happy St. Patrick's Day; congratulated the CCBus Team; encouraged people to participate in community outreach discussed by Council Member Fish, including the budget workshop on March 19; reported attending the Civic Well Conference in Yosemite noting that Vice Mayor Puza had also attended; was encouraged that people were ready to fight for the National Parks and sustainability; discussed climate change; Supervisor Holly J. Mitchell's Walk and Learn event; the Racial Justice Learning Exchange; Planned Parenthood actions around the nation; the importance of supporting neighbors on the local level; those being undermined and diminished; resisting the normalization of undermining people; and she asked people not to despair noting that hope was a discipline.

Vice Mayor Puza discussed attending the Civic Well Conference with Council Member McMorris; benefits to speaking with other elected officials; presentation of the Creative Economy Report

March 17, 2025

at Snap Incorporated on March 22 in Santa Monica; the Ballona Creek Renaissance Earth Day Clean Up on April 4; and Bi-Health Awareness Month.

Mayor O'Brien hoped everyone had a Happy St. Patrick's Day; received unanimous City Council consensus to agendaize a presentation from the New Zealand National Olympic Committee on April 28; discussed speaking at the Culver Palms YMCA Youth in Government Awards Ceremony; Grease at Culver City High School; and he announced lifeguard certification courses at The Plunge sponsored by the PRCS Department.

o0o

### **Presentation**

Item P-1

#### **Presentation of the Programs and 2024 Highlights of the Culver City Farmers' Market**

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

Cynthia Ojeda, Sustainable Management Services, operator of the Farmers Market, expressed appreciation to Community Development for their support; indicated that it was their 8<sup>th</sup> year of operating the market; discussed introduction of Social Service programs at the Farmers' Market; funding and outreach during COVID; pilot programs; the ability of the market to transition into a new state program; grant activity; and market performance.

Discussion ensued between staff and Council Members regarding support for adding locations; appreciation for the inclusivity; and allowing all neighbors to have access to fresh and sustainable food.

o0o

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

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech.

March 17, 2025

The following members of the public addressed the City Council:

Mark Herscovitz provided background on himself; expressed opposition to putting a \$16 million loan into the Jubilo Village project while the City is in a financial crisis; discussed the proposed quarter cent tax; spending money one doesn't have; current residents who need services; concern with depleting reserves to help 93 families without helping the families already in Culver City; and he asked that the item be removed from the budget.

Crystal Alexander discussed people receiving pensions from Culver City who rely on the fiscal health of Culver City; people in Jubilo Village who may not be Culver City residents; suspension of acceptance of Section 8 applications due to a lack of guaranteed funding for housing by Los Angeles; Jubilo Village's reliance on the same program to fund them; concern that Culver City will be required to fund \$32 million rather than \$16 million; the 30% reserve policy that protected Culver City during the recession; the ability for a ballot measure to roll back taxes; she proposed development of a game plan to go after the county to get the money to support housing programs; and she asserted that the City did not currently have the money.

Ron Ostrin was called to speak but was not present in person or online.

Marci Baun reported that one could get eggs at the Farmers Market; discussed money being taken from the reserves this year; the fact that the loan would not be repaid for 25 years, if at all; current projections if continuing at the same rate; advice not to move forward; conflict of interest for two Council Members whose campaign manager spearheaded the project; the proposed quarter cent sales tax; and she asked that the City Council consider how fiscally irresponsible the decision looks to the electorate.

James Richardson was called to speak but was not present in person or online.

Melissa Sanders echoed previous comments; discussed money spent on efforts to address homelessness; getting the money back; being repaid for what has been spent; solving the world's problems; the size of Culver City; lack of the money to fulfill the end result; she felt that anything that was not an absolute need should be put on hold; and she expressed concern that Culver City would end up bankrupt.

March 17, 2025

Ken Palmer discussed barriers to housing; qualifications to be approved as a renter; and he asserted that there were plenty of apartments but they were just too expensive.

Jack Walter was called to speak but was not present in person or online.

Ross Piro echoed previous comments; discussed the importance of fiscal responsibility in candidate statements; the need to make decisions that are hard, but right; uncertain times; lack of financial flexibility; concern with the ill-advised and ill-timed decision to support the project; and he noted that the Virginia project offered a similar amount of housing for a fraction of the cost.

o0o

**Receipt and Filing of Correspondence**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MARCH 17, 2025.

o0o

**Order of the Agenda**

Calendar Item C-3 and C-12 were considered separately.

o0o

**Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for March 1, 2025 to March 7, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 1, 2025 TO MARCH 7, 2025.

o0o

March 17, 2025

Item C-2

**CC:HA:SA:PA - Approval of Minutes for the Special City Council Meetings Held on March 3 and March 4, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETINGS HELD ON MARCH 3 AND MARCH 4, 2025.

o0o

Item C-3

**CC - Adoption of a Resolution Approving and Confirming the Findings of the 2024 Annual Housing Element Progress Report and 2024 General Plan Annual Progress Report**

Troy Evangelho, Planning and Development, provided a summary of the material of record for the 2024 Annual Housing Element Progress Report and 2024 General Plan Annual Progress Report.

Discussion ensued between staff and Council Members regarding the need to build 78% of housing units as affordable in order to meet state mandated requirements for housing; project tracking by the state; units that were issued building permits as counted by the state; competitiveness of Culver City from the perspective of total units built; the Builder's Remedy; consequences if affordable housing numbers are not met; success in enacting zoning regulations that can accommodate RHNA (Regional Housing Needs Assessment); Culver City's current compliance with state mandated requirements; the potential for additional units allocated in the next RHNA cycle; appreciation for tracking General Plan goals; and referencing General Plan goals in the Work Plan presentations.

Additional discussion ensued between staff and Council Members regarding agreement to provide the slides on the City website; concern that interim housing is included in available housing; appreciation for efforts to support the creation of affordable housing; City efforts to support and incentivize production of very low, low, and moderate income level affordable housing; state density bonus; workforce housing; the Tiered Local Density Bonus; the pipeline chart; other cities that might not have as much in the pipeline but built more housing over the years; percentage of projects that make it all the way through the process; providing a comparison chart with other cities; other



cities that had the Builder's Remedy imposed upon them; and a request to include the percent of RHNA for various stages in the pipeline report.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND CONFIRMING THE FINDINGS OF THE 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND 2024 GENERAL PLAN ANNUAL PROGRESS REPORT.

o0o

Item C-4

**CC - (1) Approval of a Professional Services Agreement with Willdan Engineering for the Design of the Citywide High Voltage Streetlight Conversion, Project No. PL016 in an Amount Not-to-Exceed \$655,615; and (2) Authorization to the Public Works Director/City Engineer to Approve Amendment(s) to the Agreement, in an Additional Amount Not-to-Exceed \$65,560 (10%) to Cover Contingency Costs**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR THE DESIGN OF CITYWIDE HIGH VOLTAGE STREETLIGHT CONVERSION, PROJECT NO. PL016 IN AN AMOUNT NOT-TO-EXCEED \$655,615; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$65,560 (10%) TO COVER CONTINGENCY COSTS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

o0o

Item C-5

**CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of a Five-Year General Services Agreement with Southwest Lift & Equipment, Inc. for Transportation Vehicle Lifts Maintenance and Repair Services in an Aggregate Amount Not-To-Exceed \$250,000 (\$50,000 Per Fiscal Year)**

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 FIVE-YEAR AGREEMENT WITH SOUTHWEST LIFT & EQUIPMENT, INC. FOR VEHICLE LIFTS MAINTENANCE AND REPAIR SERVICES IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$250,000 (\$50,000 PER 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.

o0o

Item C-6

**CC - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2024-2025, First Quarter) and Real Property Transfer Tax Status Report (FY 2024-2025, Second Quarter), as Approved by the Finance Advisory Committee**

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

o0o

Item C-7

**CC - (1) Award of an In-Kind, Off-Cycle Special Event Grant to the Nike Women's Series/The Night After Dark Los Angeles 13.1 Run in an Amount Not-to-Exceed \$1,000; (2) Designation of the Event as City Sponsored; (3) Approval of a License Agreement for Related Street Closures and Reimbursement of City Costs Exceeding Sponsorship; and (4) Direction to the City Manager as Appropriate**

THAT THE CITY COUNCIL:

1. APPROVE AN OFF CYCLE IN-KIND SPECIAL EVENT GRANT OF \$1,000 FOR THE NIKE WOMEN'S SERIES/THE NIGHT AFTER DARK LOS ANGELES 13.1 RUNNING RELATED TO PLANNING, PREPARATION, AND PROMOTION OF THE EVENT; AND,

2. DESIGNATE THE NIKE WOMEN'S SERIES/THE NIGHT AFTER DARK LOS ANGELES 13.1 RUNNING EVENT AS A CITY-SPONSORED EVENT; AND,

3. APPROVE A LICENSE AGREEMENT WITH NIKE FOR STREET CLOSURES AND FOR THE REIMBURSEMENT OF CITY COSTS EXCEEDING \$1,000; 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.

o0o

Item C-8

**CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2025/2026**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 1 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2025/2026.

o0o

Item C-9

**CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 2 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2025/2026**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 2 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2025/2026.

o0o

Item C-10

**CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit**

**Assessment District No. 3 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2025/2026**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 3 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2025/2026.

o0o

Item C-11

**CC - Award of an In-Kind Off-Cycle Special Event Grant in the Amount of \$1,000 to the Institute for Public Strategies for the Fentanyl Awareness Community Forum and Designation of the Event as a City-Sponsored**

THAT THE CITY COUNCIL: AWARD AN IN-KIND, OFF-CYCLE SPECIAL EVENTS GRANT IN THE AMOUNT OF \$1,000 IN CITY STAFF TIME TO THE INSTITUTE FOR PUBLIC STRATEGIES FOR THE FENTANYL AWARENESS COMMUNITY FORUM AND DESIGNATE THE EVENT AS A CITY-SPONSORED EVENT.

o0o

Item C-12

**CC - (1) Adoption of a Resolution Declaring City-Owned Property at 10401 Virginia Avenue (APNs 4209-027-905, 4209-029-900, 4209-029-923, 4209-029-924 & 4209-029-925) as Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(F); and (2) Approval of an Exclusive Negotiating Agreement with Actors Fund Housing Development Corporation to Negotiate the Lease of City-Owned Property at 10401 Virginia Avenue (APNs 4209-027-905, 4209-029-900, 4209-029-923, 4209-029-924 & 4209-029-925) for the Construction of a Mixed-Use Affordable Housing Project**

Christina Burrows, Assistant City Attorney, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

James Richardson asked about making affordable housing projects co-ops and the process for making funding proposals.

Discussion ensued between staff and Council Members regarding the previous presentation made.

Keith McNutt, Entertainment Community Fund, provided background on the organization; discussed their mission; people served; emergency grants; arts-based interventions; the Gloria Kaufman Vision Fund; and the name change from the Actors Fund to the Entertainment Community Fund Affordable Housing developments.

Brian Wickersham, Architect, displayed a rendering of the project; discussed the site analysis; programming; the 100% affordable housing project; and project design.

Discussion ensued between staff and Council Members regarding demographic to be served; plans to sunset Wellness Village; cost savings from retiring the project; transition for people at Wellness Village whose income may be too low for the project; needs that may exceed the level of service provided by the new development; subcommittee consideration of the best way to sunset Wellness Village; excitement for the project; criteria for people to live in the building; the mix of residents; land value of the Virginia lot; public space adjacent to Ballona Creek; access off of Overland; and appreciation for the project.

Vice Mayor Puza exited the dais.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION DECLARING THE CITY-OWNED PROPERTY AT 10401 VIRGINIA AVENUE (APNS 4209-027-905, 4209-029-900, 4209-029-923, 4209-029-924 & 4209-029-925) AS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(F)(1)(F);
2. APPROVE AN EXCLUSIVE NEGOTIATING AGREEMENT WITH ACTORS FUND HOUSING DEVELOPMENT CORPORATION TO NEGOTIATE THE LEASE OF THE CITY-OWNED PROPERTY AT 10401 VIRGINIA AVENUE (APNS 4209-027-905, 4209-029-900, 4209-029-923, 4209-029-924 & 4209-029-925) FOR THE CONSTRUCTION OF A MIXED-USE AFFORDABLE HOUSING PROJECT;
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.

o0o

Item C-13

**CC - (1) Approval of Related Agreements with TruePoint Solutions and Symbium Corporation for Multiple Accela Permit System Enhancements, Including Fee Schedule Updates, Solar Permitting Integration, and ACA BridgePay Adaptation in an Aggregate Amount Not-to-Exceed \$86,700; and (2) Authorization to the City Manager to Approve Amendments to the Agreements in an Additional Amount Not-To-Exceed 10% of the Aggregate for Unanticipated Costs**

THAT THE CITY COUNCIL:

1. APPROVE RELATED AGREEMENTS WITH TRUEPOINT SOLUTIONS AND SYMBIUM CORPORATION FOR MULTIPLE ENHANCEMENTS TO THE CITY'S ACCELA CIVIC PLATFORM, COVERING FEE STUDY UPDATES, SOLAR INTEGRATION, AND ACA BRIDGEPAY PAYMENT PROCESSING ADAPTATION IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$86,700; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT(S) IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED 10% OF THE AGGREGATE FOR UNANTICIPATED COSTS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

o0o

Item C-14

**CC - (1) Ratification of General Fund Expenditures to HP Communications to Provide Fiber Maintenance for Culver City-Owned Fiber Networks Used by Public Works and Information Technology; and (2) Approval of Annual Expenditures of \$101,000 for the Public Works Department and \$101,000 for the Information Technology Department to HP Communications to Provide Fiber Maintenance through March 31, 2028**

THAT THE CITY COUNCIL:

1. RATIFY GENERAL FUND EXPENDITURES TO HP COMMUNICATIONS TO PROVIDE FIBER MAINTENANCE FOR CULVER CITY-OWNED FIBER NETWORKS USED BY PUBLIC WORKS AND INFORMATION TECHNOLOGY; AND,

2. APPROVE ANNUAL EXPENDITURES OF \$101,000 FROM THE PUBLIC WORKS DEPARTMENT AND \$101,000 FROM INFORMATION TECHNOLOGY DEPARTMENT TO HP COMMUNICATIONS TO PROVIDE FIBER MAINTENANCE THROUGH MARCH 31, 2028.

o0o

Item C-15

**CC - Award of an In-Kind Off-Cycle Special Event Grant in the Amount of \$1,000 to Lumiere Runway for the Los Angeles Fashion Week Spring/Summer Event and Designation of the Event as a City-Sponsored**

THAT THE CITY COUNCIL AWARD AN IN-KIND, OFF-CYCLE SPECIAL EVENTS GRANT IN THE AMOUNT OF \$1,000 IN CITY STAFF TIME TO THE INSTITUTE FOR LUMIERE RUNWAY FOR THE LOS ANGELES FASHION WEEK SPRING/SUMMER EVENT AND DESIGNATE AS A CITY-SPONSORED EVENT.

o0o

Item C-16

**CC - Approval of a General Services Agreement with HASA Inc. for Pool Maintenance Supplies in an Amount Not-To-Exceed \$255,000 through June 30, 2027**

THAT THE CITY COUNCIL:

1. APPROVE THE AGREEMENT WITH HASA INC. FOR POOL MAINTENANCE SUPPLIES IN AN AMOUNT NOT-TO-EXCEED \$255,000 THROUGH JUNE 30, 2027.
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-16.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, O'BRIEN, VERA  
NOES: NONE

ABSENT: PUZA

o0o

**Public Hearing Items**

Item PH-1

**(1) Adoption of a Resolution Approving Citywide Residential and Mixed Use Objective Design Standards (ODS) and Exemption under CEQA; and (2) Introduction of an Ordinance Approving City-Initiated Zoning Code Amendment (P2024-0310-ZCA) Amending Title 17: Zoning Code of the Culver City Municipal Code (CCMC) to Incorporate and be Consistent with the ODS (Project)**

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF THE PUBLISHING AND POSTING OF PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, O'BRIEN, VERA

NOES: NONE

ABSENT: PUZA

Vice Mayor Puza returned to the dais.

Gabriela Silva, Associate Planner, provided a summary of the material of record.

John Moreland, Rincon, discussed Objective Design Standards (ODS); building location; building mass and scale; façade and architectural features; frontage, building materials, and colors; and open space, landscaping, and lighting.

Gabriela Silva, Associate Planner, discussed application of standards to new residential and mixed-use projects including additions and demolitions of 50% or more and additions of 50% or more with a minimum of 1,500 square feet of additional floor area; submittal check lists; the ability to request deviations from ODS; concessions or waivers as part of a density bonus project; the ability to update ODS as needed; and the staff recommendation.

Discussion ensued between staff and Council Members regarding appreciation for staff efforts; lot subdivisions; state law; the ability to subdivide vacant single family lots; compliance



with zoning; use of the standards in conjunction with state legislation on subdivisions; a separate update to address small lot subdivisions; compliance with development standards for the zoning; matching zoning density; the design standards for designs that do not impact intensity or capacity; codification of how the City processes subdivisions; and compliance with state code.

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

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Jack Walter discussed building mass and scale; architects; mandated setbacks; support for the standards in the documents; mass, shape, and size; ensuring the buildings have a cohesive design; he asked that the standards be revisited; he cited a new building without setbacks that people support; and the new Frank Gehry building in Burbank.

Kyle Patterson expressed support for the ODS; discussed California housing goals; the need for standards; the importance of providing good career opportunities; ensuring that the trades are taught to young people; setting labor standards; apprenticeship programs; providing livable wages and healthcare; setting the trend for the next group coming; and he expressed appreciation to the City for their efforts.

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

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING CITYWIDE RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN STANDARDS AND ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) AND 15168(C)(2); AND,

2. INTRODUCE AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2024-0310-ZCA, AMENDING TITLE 17: ZONING CODE OF THE CCMC TO INCORPORATE THE OBJECTIVE DESIGN STANDARDS BY REFERENCE AND ENSURE CONSISTENCY WITH THE ZONING CODE, AND ADOPTING AN

EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
PURSUANT TO SECTION 15061(B)(3) AND 15168 (C)(2).

o0o

Item PH-2

**(1) Adoption of a Finding of Consistency per the California Environmental Quality Act Demonstrating the Density and Other Bonus Incentives (DOBI) Ordinance is Consistent with the Certified EIR for the Culver City General Plan 2045 and Zoning Code Update Projects; and (2) Introduction of an Ordinance Approving a City-Initiated Zoning Code Amendment (P2024-0306-ZCA) Replacing the Current DOBI Ordinance in its Entirety with a New DOBI Ordinance and Adding New Definitions to the Zoning Code (Project)**

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF THE PUBLISHING AND POSTING OF PUBLIC NOTICE.

Jose Mendivil, Project Manager, provided a summary of the material of record.

John Moreland, Rincon, discussed density bonus categories; provided an example of a project with layered bonuses; discussed covenants; and potential infeasibility with covenants longer than the state minimums.

Jose Mendivil, Project Manager, discussed highlights of the DOBI process and noted that staff recommended approval of the new DOBI ordinance.

Discussion ensued between John Moreland, staff, and Council Members regarding workforce housing; state density bonus law; the community benefit bonus; the ordinance as following state density bonus law with additional bonuses possible; lengthening the covenants to preserve affordability; concern with affecting developer interest; state housing department concern with creating a barrier to development by adding a burden; the experiences of other cities with extended covenants; the dip in affordable housing production with the extension of the length of affordable housing covenants to 55 years in 2020; support for preserving affordability; concern that securing financing would be more difficult if the covenant were extended to 99 years; and concern with disincentivizing affordable housing with increasing covenant lengths.

Council Member McMorris exited the dais.

Additional discussion ensued between staff and Council Members regarding publicly financed projects vs. market products; recoup of the loan; and land ownership.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

James Richardson discussed restoration; seeing something that has not been seen in a generation; presenting ideas and actions to build not only physical structures, but morale of the people; illuminating different opportunities present but not seen before; things that can work in everyone's favor; he asked for help attending the upcoming 88 Cities Summit; and noted the need for a morale boost to rebuild a city just ravaged by wildfires.

Council Member McMorris returned to the dais.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Further discussion ensued between staff and Council Members regarding going further to preserve affordability in Culver City; acknowledgement of information about the experience of other cities; making a change and monitoring the situation; difficulty of comparisons; the intention of preserving affordable housing in the community; concerns voiced at the meeting; support for extending the covenant and measuring impacts; anecdotal experience and hard data; demographic data indicating that the population in the United States will be decreasing; and concern with projecting decisions so far in the future.

Council Member Vera moved to adopt the recommendation for a 55

year covenant.

Additional discussion ensued between staff and Council Members regarding looking at a study to further incentivize and preserve affordability at a future date.

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

1. ADOPT A FINDING OF CONSISTENCY REPORT DEMONSTRATING THE DOBI ORDINANCE IS CONSISTENT WITH THE CERTIFIED EIR FOR THE FINAL CULVER CITY GENERAL PLAN 2045 AND ZONING CODE UPDATE (ATTACHMENT 2); AND,
2. APPROVE AND INTRODUCE A NEW DOBI ORDINANCE, REPLACING THE CURRENT DOBI ORDINANCE IN ITS ENTIRETY AND ADD DEFINITIONS TO CCMC TITLE 17 - ZONING FOR TERMS THAT ARE IN THE NEW DOBI ORDINANCE, AS STATED IN EXHIBIT A OF THE DRAFT ORDINANCE (ATTACHMENT 1).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member McMorris received City Council consensus from Vice Mayor Puza and Council Member Fish to measure what it might look like to extend the length of the covenants with an examination of data available from other cities.

oOo

#### **Action Items**

Item A-1

**CC - (1) Discussion of a Declaration of Fiscal Emergency and a Proposed 0.25% Sales Tax Ballot Measure; (2) Discussion of a Potential Election Date; (3) Direction to the City Manager as Deemed Appropriate; (4) (If Desired) Direction to the City Clerk to Return to City Council with a Resolution Calling the Election and Related Actions for Consideration at a Future Meeting; and (5) (If Desired) Introduction of an Ordinance Authorizing the Conduct of an All-Mail Ballot Election**

Mike Bruckner, Assistant City Manager, provided a summary of the material of record.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Deanna Newell expressed concern about the deficit she had learned about at the previous City Council meeting; asserted that the previous City Council had left the City in a deficit and now taxpayers were being asked to foot the bill; discussed being responsible for the CCSM (Community Corporation of Santa Monica) housing project; the need to have the residents' interest at heart; concern with imposing the sales tax on existing residents who are struggling in order to help people who are not even residents; she proposed that the City Council find a way to make existing taxes pay for services; and she stated that residents would not support the tax if it is going to pay for Jubilo Village.

Melissa Sanders expressed concern with spending money Culver City does not have; discussed the need to focus on recouping expenses for the former gun store building; she did not want to see any more studies or grants that require City money; discussed the burden placed on the small City; and the need to reduce the budget without taking away safety and security of residents.

Eric Metz discussed compassionate spending; the need to think forward on whether projects can be funded now and in the future; ensuring the City is strong financially; other people approaching Culver City for one-time use programs; shutting down streets; undeveloped land in the City that could be monetized; and he noted that while it sounded great to approve projects, the money was not available.

Candance Pilgrim-Simmons expressed concern about the proposed sales tax increase; discussed other increases adding financial burdens to local retailers; costs to do business in Culver City; difficulty acquiring new customers; she noted that if grants and relief programs are not available for businesses from Culver City, the City should not consider adding barriers to business success; discussed the need for policies that support local businesses, not drive them out; the need to adjust spending to meet the needs of the deficit; she urged the City to avoid the proposed tax increase; and she asked that businesses be allowed

to rebuild without taxing clients noting that the local economy depended on it.

Discussion ensued between staff and Council Members regarding reaching the statewide cap; clarification that the county could place their own measure on a ballot in an election but they would require an exemption from the state legislature in order for it to apply to Culver City; disproportionate impacts of taxes to low-income households; analysis on how sales tax measures impact the low income households that make up 25% of Culver City; acknowledgement of the regressive nature of the tax; other cities at the 10.75% cap; and lack of feedback regarding negative impacts.

Additional discussion ensued between staff and Council Members regarding the sunset on Measure CC in 2033; forecast models that indicate a decline in revenues correlated to a larger deficit in 2034-2035; lack of outreach in order to not signal the City's interest; potential election dates; polling around specific issues; general elections; messaging; off-cycle elections that are mail-in ballot only and low information; concern with spending money and not getting the desired result; and having conversations with county partners.

Further discussion ensued between staff and Council Members regarding concern that either the county or Metro would capitalize on the tax; support for moving forward as soon as possible; the ability to do outreach; the need to secure the tax or reduce services significantly at some point; concern with disproportionate effects to low income individuals; sharing the tax with people not living in Culver City; the ability to conduct polling within a few weeks; approval of previous measures; acknowledgement of comments from the public, small business owners, and concerns voiced by Council Members; the former gun store as a City asset; consideration of the Jubilo Village project in voter decision making; concern with reducing services while the population is increasing; ensuring fiscal solvency for Culver City; the structural deficit that creates the need for additional revenue, not one-time expenses; appearances; whether revenue stays in Culver City or not; the Declaration of Fiscal Emergency; negative impacts to businesses since Culver City's taxes are higher than some surrounding cities; concern that only one option has been given; unwillingness to engage in the common practice of taking a critical look at the budget and looking at having departments present budgets that are both 5% higher and 5% lower; fiscal responsibility; taking the budget process as seriously as the General Plan and the Parks Plan;

instructions from the City Manager to department heads to tighten their budgets; ensuring people are aware of the election; polling costs; ensuring the greatest chance of success if the item moves forward; conducting a scientifically valid poll to accurately represent the opinion of Culver City voters within +/-5%; accuracy; the ability for the City Council to consider the item again if the polling does not look positive; and clarification that the election is not official until the resolution to hold the election is adopted 88 days prior to the election date that will be held by Culver City.

Michael Cobden, Deputy City Attorney, discussed the need to introduce the ordinance and hold the first reading in order to hold the all-mail election; he noted a correction to the ordinance in the next to last section to clarify that the ordinance takes effect immediately as opposed to 30 days like ordinary ordinances do since it is an election ordinance under the Charter; he indicated that the ordinance would come back for a second reading; and he added that the Charter required an all-mail election.

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

1. DIRECT STAFF TO DRAFT THE RESOLUTION TO DECLARE A FISCAL EMERGENCY PURSUANT TO ARTICLE XIII C OF THE CALIFORNIA CONSTITUTION (A UNANIMOUS VOTE IS REQUIRED FOR THE DECLARATION OF FISCAL EMERGENCY); AND,
2. PLACE THE 0.25% SALES TAX BALLOT MEASURE FOR AN ALL-MAIL ELECTION ON AUGUST 26, 2025; AND,
3. INTRODUCE AN ORDINANCE AUTHORIZING THE CONDUCT OF AN ALL-MAIL BALLOT ELECTION; AND,
4. DIRECT STAFF TO CONDUCT POLLING.

o0o

Item A-2

**CC - Introduction of an Ordinance Amending Culver City Municipal Code Chapter 15.02: Buildings, Structures, and Equipment by Adding Section 15.02.025 Contractor Transparency Requirements**

Tim Koutsourus, Building and Safety Official, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Richard Burns, Western States Regional Council of Carpenters, noted that the ordinance was a simple request to ensure contractors provide accurate and transparent information about prior work exploitations and violations and sends a message that Culver City feels that workers are important; discussed rampant worker exploitation in construction; the step forward in changing the status quo; the action to make developers and contractors think twice about the subcontractors they hire to work on projects in Culver City; and he thanked the City for their consideration.

Denise Neal noted that Culver City is a Sanctuary City and asked about the impacts of DEI (Diversity, Equity, and Inclusion) changes on prevailing wage, gender hiring, set aside contracts, and day laborers.

Discussion ensued between staff and Council Members regarding appreciation for the public comment; treating workers with respect; City policy regarding honoring prevailing wages for City projects; Municipal Code and grant requirements; the request for the item to be agendized in April 2024; the Carson ordinance; unanimous consensus was achieved to explore Project Labor Agreements (PLA) for City projects; support for additional transparency and accountability as Culver City grows; and appreciation to staff for their efforts.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE, CHAPTER 15.02: BUILDINGS, STRUCTURES, AND EQUIPMENT, BY ADDING SECTION 15.02.025 CONTRACTOR TRANSPARENCY REQUIREMENTS.

o0o

Item A-3

**CC - (1) Four-Fifths Vote Requirement: Adoption of an Urgency Ordinance establishing a Right to Counsel Program to Provide Free Legal Support to Tenants in Response to the Recent Wildfires; and (2) Provide Direction to the City Manager as Deemed Appropriate**



Christina Burrows, Deputy City Attorney, provided a summary of the material of record.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Lynne Paxton was called to speak but was not present in person or online.

Ron Ostrin was called to speak but was not present in person or online.

Josh Kamali was called to speak but was not present in person or online.

Kelli Estes discussed the declaration of a fiscal emergency; the fact that there is no hiring freeze; the proposed urgency ordinance that would cost Culver City; costs to everyone in the City; number of inquiries; she felt the fires were an excuse to move the item forward; and she asserted that safety should be the first priority for all City spending.

Zoenda Parks provided background on herself; discussed harassment by her landlord who did not understand California law and civil codes in Culver City; her experience with Bet Tzedek for legal services; preventing homelessness; she expressed support for the item; discussed support for renters; retaining a sense of justice; letting renters know that it is ok to speak up for their rights; she proposed providing landlord education; and she wished everyone Happy Social Worker Month.

David Kaishchyan, Apartment Association of Greater Los Angeles (AGLA), urged the City Council to reject the proposal; discussed the financially reckless plan; the need for cost estimates from Bet Tzedek; neighboring jurisdictions; the need for outreach and thorough engagement; potential program costs; ensuring community priorities are reflected; financial burden on residents; and lack of evidence that services are needed.

Meg Sullivan with one minute ceded by Leslie Ostrin, indicated being a housing provider and urged the City Council to oppose the misguided ordinance that is not based on sound evidence; noted that 3 out of 4 tenants that receive support end up leaving their units anyway; stated that representation does not eliminate the pain, it just drags it out for owners; discussed the study indicating that tenants who receive counsel are

slightly more likely to end up homeless; the cost of full Right to Counsel; costs for representation vs. costs for emergency rent relief that reduces homelessness; resources in the General Fund better used for targeted rent relief; benefits of timely emergency rental assistance demonstrated during COVID; misleading eviction figures provided; the Tenant Protection Ordinance; and, responding to inquiry, she discussed the Sargent Shriver Counsel Act.

Ron Bassilian was called to speak but was not present in person or online.

El Mendoza was called to speak but was not present in person or online.

James Richardson expressed support for the item; discussed collective community; misleading data; people impacted; people who left; and items that are not addressed even with legal counsel.

Melissa Sanders asserted that Culver City did not have the money to fund the program; expressed concern that there is no income cap; she asked that the City Council be more realistic; proposed education for landlords; discussed being proactive; high rents in Culver City; illogical and irrational things going on; concern that the program could become a burden on Culver City; and she echoed comments from David and Meg.

Paulette Benson questioned why Culver City was taking sides; discussed public programs that provide assistance for renters; concern with allocating new funding; and she felt that either both parties should be paid for, or neither are paid for.

Eric Metz discussed his father's experience as a landlord; turnover in the complex; rare instances where there is a court situation; tenants that usually do not pay for many months when there is a dispute; landlords that have to offset costs by raising future rents; and annual fees paid to support tenant protections.

Denise Neal acknowledged points made by previous speakers; questioned whether federal funding had been discontinued for such programs; discussed collaboration with Bet Tzedek to provide help; she proposed that ALA and AGLA provide preemptive preventative training for landlords and offer an arbitration option; discussed additional funding from the California Endowment; the Violence Against Women Act that covers men and

women; understanding tools available to landlords; and providing opportunity to talk things out.

El Mendoza discussed their experience going through the eviction process with a tenant who was a nuisance to other tenants and had their legal fees covered by state programs; abuses to the program; and she asked that the City Council not fund the program.

Ron Ostrin expressed concern with moving forward to expand the program; discussed the inability to afford the expansion; doing something because it feels good; the effect of hurting other people; concern with paying for attorneys whether a case is warranted or not; California as being tenant-friendly; existing tenant programs; contingency attorneys; concern with spending money but not getting things done; and he expressed concerns with putting "mom and pop" landlords out of business and ending up selling to developers.

Discussion ensued between staff and Council Members regarding clarification that if four votes are not received for an urgency ordinance, the ordinance can be brought back for adoption as a regular ordinance later; amount of the existing contract with Bet Tzedek; advice vs. representations; estimation of costs associated with the adopted ordinance; establishing an income threshold; number of eviction notices received in the past year; the increase in eviction notices during the current fiscal year; the effect of the fires on the housing situation; appreciation for the presentation; the potential rent freeze and eviction moratorium; impacts of sharply increased rents to residents; those who spend more than 50% of their income on housing; median rents and income in Culver City; evictions as a traumatic and life-changing event; pushing people into homelessness; valid concerns from landlords; giving every party a chance; fewer than 5% of tenants in eviction cases are represented by an attorney as opposed to 80% of landlords; positive outcomes in other cities; support for subsidizing rents; clarification that not all for-cause evictions are due to issues with rent payment; providing representation for people on the margins; ensuring that all parties are following the law; the emergency ordinance; slowing the flow into homelessness; support for an income-level cap; acknowledgement of the City's financial positions; understanding costs; creation of a program; and incorporation into the City's budget process.

Additional discussion ensued between staff and Council Members regarding appreciation for the presentation and for all who

spoke; number of eviction notices from this fiscal year vs. in the past fiscal year; consensus that no one wants people to not have a place to live; appreciation for the speed at which the item was brought back and for the attention to detail; benefits of counsel in eviction; negotiating better terms; information and data available; Right to Counsel in light of increased pressures on the housing market in Los Angeles; increased penalties for price gouging; responding to the increase in eviction filings; addressing the homeless emergency still in place; the National Coalition for a Civil Right to Counsel; trauma related to evictions; difficulty of getting people on the street back into housing; keeping people housed; low-income neighbors at risk for being unhoused; rent-burdened neighbors; the goal to be a good partner at the local level; low income qualifiers; trends regarding requests for services; cases related to notices received; inquiries about rent increase notices; people being asked to sign a new lease every year to get around rent control protections; habitability cases; providing assistance with representation in court; lack of specific data but an observation of increased workload; the importance of having a place to stay; examples of notices of evictions received; a request for data; various reasons for rejecting a case; referrals to stayhousedla.org; conflicts; capacity; vulnerable tenants with few options; deferred cases; internal tracking; level of need; and a request for information regarding touchpoints and demand for services.

Further discussion ensued between staff and Council Members regarding clarification that if the item does not pass, services will remain as they are now; notices received to pay rent or quit and notices to cure covenant or quit; evictions as a tool for landlords; fear tactics; number of evictions that actually go through; support for a robust emergency rental relief program rather than providing legal services; reluctance of landlords to engage in the costly eviction process; the proposed expansion in response to the fires; and availability of services to all residents.

Discussion ensued between staff and Council Members regarding available funding to support program expansion; number of cases handled by the Landlord Tenant Mediation Board; the Rent Control Ordinance; most cases as being handled outside of courts; annual program evaluations of program performance; completion of an audit to determine effectiveness; ensuring affordability and safeguarding tenants from displacement; legal workshops; remaining challenges; awareness and accessibility; limitations; addressing issues with a Right to Counsel Ordinance; the intent

to reduce homelessness; effectiveness in reducing evictions in other cities; negotiated settlements; benefits of Right to Counsel; fair outcomes; enhancing housing stability in the community; creation of a fair playing field; the need for a balanced and sustainable approach that takes the needs of landlords into account; concern with potential frivolous lawsuits; support for piloting the program with the existing budget in conjunction with a rental assistance program, income caps, partiality to vulnerable groups with annual review; and a suggestion for collaboration with the Chamber of Commerce to offer education for tenants and small landlords.

Additional discussion ensued between staff and Council Members regarding lack of recent calls in relation to the wildfires; households impacted by the fires; ways to serve the most people in need; the need for data on actual evictions; annual required data with the Landlord Registry; dissolution of the Redevelopment Agency and the current ongoing rental assistance program funded through the General Fund that is being wound down; the ability to introduce an ordinance establishing a tenant Right to Counsel Program with amendments to the urgency ordinance; establishing an income level for participation; standard requirements; additional information needed to understand the cohort of people to serve; understanding program demand; cost estimates; clarification that no one has been turned away for services; a resident who tried to get representation rather than advice; clarification that not all tenants are entitled to full scope representation; timing; type of assistance provided; bandwidth; funding; capacity; resource concerns; funding capacity vs. Bet Tzedek capacity; the fact that the City is not providing the degree of resources that the public is asking for; and the need for additional information.

Council Member Fish moved to discuss establishing a Right to Counsel Program through a non-urgency ordinance with varying options for program size and income cap.

Further discussion ensued between staff and Council Members regarding number of requests for service over the last five years; program options; billing of the contract up to the full amount; support for moving on a Right to Counsel Program that would allow everyone who requested to have it for a specific period of time to gain data around requests; costs; monitoring to see whether additional resources are allocated; the need for more information; number of requests that are not being fully met; the motion to introduce the ordinance with an 80% Average Median Income (AMI) qualifier under the existing contract with

Bet Tzedek with staff to report back if coming close to the contract amount; gaging demand; the current contract available to all tenants regardless of income; putting an 80% AMI requirement with representation at trial; not moving forward as an urgency ordinance; pressures on the housing market as a result of the fires; messages about people seeking housing; the intent to prevent homelessness; having an interim solution; the proposed pilot program that could be included in the update to the Rent Control Ordinance and Tenant Protections; dates for the first and second reading; the timeline; creation of an interim ordinance for a one year pilot program; incorporation into the municipal code after evaluation of the pilot program; the origin of the Rent Control Ordinance as a pilot program; the ability to extend the program for further study; notification when nearing the funding cap; clarification that the program is effectively what exists now with an income qualifier; the contract in place to provide legal advice to tenants; Right to Counsel as ensuring services as long as tenants meet the eligibility criteria; lack of capacity to serve in the way renters would like to be served; the existing contract that doesn't meet the needs of those seeking legal assistance; the importance of collecting data from the past contract; notices given vs. actual evictions; whether services would be reduced; available funds; allocation of additional resources to the program; and the need to return with an estimate to provide services outlined in the ordinance.

Christina Burrows, Deputy City Attorney, read the title of the ordinance: An Interim Ordinance of the City of Culver City, California establishing a Tenant Right to Counsel Program for a period of 12 months; she discussed changes to the Urgency Ordinance in Section 3B, Applicability to read: "This program is available to Tenants with income levels at or below 80% of Area Median Income who reside in a Rental Unit within the jurisdictional boundaries of the City"; deletion of Section 6, Urgency Measure and replacement with: "In order to evaluate the effectiveness of the program, this ordinance will be in effect for 12 months after adoption. Staff is directed to return with a study of its effectiveness comparing it to the prior 12 month period"; Section 8, Effective Date is stricken; and in Section 10, Publication is stricken and replaced with: "Pursuant to Section 619 of the City Charter, this ordinance shall take effect 30 days after its adoption pursuant to Section 616 and 621 of the City Charter, prior to the expiration 15 days after the adoption, the City Clerk shall cause this ordinance, or a summary thereof, to be published in the *Culver City News* and

shall post this ordinance or a summary thereof at least three places within the City."

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL:

1. ADOPT A ONE YEAR PILOT PROGRAM ESTABLISHING A RIGHT TO COUNSEL PROGRAM WITH AN AMI OF 80% AND BELOW TO PROVIDE FREE LEGAL SUPPORT TO TENANTS IN RESPONSE TO THE RECENT WILDFIRES; AND,

2. INTRODUCE THE FIRST READING OF THE ORDINANCE AS STATED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

o0o

Item A-4

**(1) Adoption of a Resolution Amending Council Policy Statement No. 3402 (Council Recognition); and (2) Direction Regarding Recognitions Not Associated with the City**

Heather Baker, City Attorney, provided a summary of the material of record.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

James Richardson discussed inclusion of small businesses; ensuring that people are supported, seen, and recognized for their good work; and he expressed support for the item.

Mayor O'Brien received clarification that there is no limit on the type of business recognized.

Denise Neal questioned proper protocol for recognitions not associated with Culver City.

Discussion ensued between staff and Council Members regarding the online portal to submit requests; policy criteria; approval at the discretion of the Mayor or the City Council; City Council proclamations; clarification on changes; old language requiring

the approval of the Mayor; type of recognition; preserving the opportunity for a Council Member to acknowledge a person or entity; the change from Councilmanic to Council Member; Mayoral approval for things that they are signing; whether a recognition is considered a City recognition if the Mayor does not sign it; changing the Annual Mayor's Luncheon to indicate the State of the City or other event; the Culver City Citizen of the Year Award; confusion with questions brought forward; the ability to have districts with an elected Mayor; support for leaving the Council Member commendation category as is which would be a City recognition and require the approval of the Mayor and allow for non-City recognitions by adding the new language proposed for Section 4; and clarification that non-City recognitions would not involve the City Clerk's Office and would be the responsibility of the Council Member.

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY COUNCIL: ADOPT A RESOLUTION AMENDING COUNCIL POLICY STATEMENT NO. 3402 (COUNCIL RECOGNITION) WITH ONE OF THE FOLLOWING OPTIONS: INCLUSIVE OF SECTION IV AS DRAFTED IN THE STAFF REPORT ABOVE; WITH THE CORRECTION TO CHANGE THE ANNUAL MAYOR'S LUNCHEON TO THE STATE OF THE CITY.

o0o

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

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal questioned whether FEMA and OEM still existed at the state and federal levels; asked whether they could help improve law enforcement and emergency management infrastructure since the hospital is in disrepair and structurally unsound; questioned whether Rockwood Capital had reached out to City leadership to help with the multi-agency law enforcement substation; discussed airspace that could be used for housing; the former gun shop; the need for a rest space for bus drivers; acquisition of lumber and steel for infrastructure projects before the major world sports events come to the area; and she requested an appointment to discuss items related to topics that were not on the agenda.

o0o



**Items from Council Members**

None.

o0o

**Council Member Requests to Agendize Future Items**

Council Member Fish discussed costs associated with initiatives; supporting state legislation to increase housing capacity across California; and he received consensus from Vice Mayor Puza and Council Member McMorris to agendize consideration of support for SB79.

Vice Mayor Puza received consensus from Mayor O'Brien and Council Member McMorris to include rental assistance when the Rental Control Ordinance comes back for discussion.

City Council consensus was achieved to agendize the following items:

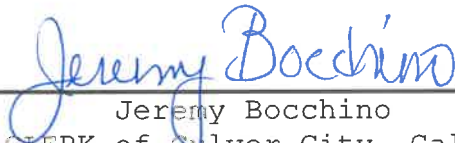
- presentation from the New Zealand National Olympic Committee
- measure what it might look like to extend the length of the covenants with an examination of data available from other cities
- explore Project Labor Agreements (PLA) for City projects
- consider support for SB79
- consider a rental assistance program

o0o

**Adjournment**

There being no further business, at 12:39 a.m. on Tuesday, March 18, 2025 the City Council, Housing Authority Board, Parking Authority Board, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on April 14, 2025.

o0o



---

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



---

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

Date: APRIL 14, 2025