

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

April 14, 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 6:06 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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 7:28 p.m.

oOo

Closed Session

Mayor O'Brien invited public comment.

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

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA 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 6:07 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 Legal Counsel - Existing Litigation
Re: Friends and Families for MOVE Culver City v. City of Culver
Case No. B342399 (LACSC Case No. 23STCP03833)
Pursuant to Government Code Section 54956.9(d) (1)

o0o

Recognition Presentations - 6:30 p.m.

Mayor O'Brien reconvened the City Council meeting for Recognition Presentations at 6:30 p.m. with four Council Members present (absent Council Member McMorris) and he invited public comment.

Mariah Fontijn was called to speak but was not present in person or online.

Item R-1

CC - A Proclamation Declaring the Month of April as Records and Information Month in Culver City

Mayor O'Brien presented a Proclamation declaring the month of April as Records and Information Month in Culver City.

April 14, 2025

T'Ana Allen, Deputy City Clerk, discussed the value of public records management and personal records management, and she encouraged everyone to add records management to their spring cleaning list of things to do and beyond.

o0o

Item R-2

CC - A Proclamation Declaring April 22, 2025 as Earth Day in Culver City

Vice Mayor Puza presented the proclamation declaring April 22, 2025 as Earth Day in Culver City.

Dan Morrival, Ballona Creek Renaissance, thanked Culver City for the proclamation and encouraged anyone interested in getting involved in clean up or educational events to go to ballonacreekrenaissance.org for more information.

o0o

Item R-3

CC - A Proclamation Declaring April as Arab-Americans Month in Culver City

Mayor O'Brien invited public comment.

Mariah Fontijn was called to speak but was not present in person or online.

Council Member Fish presented the proclamation declaring April as Arab-Americans Month in Culver City.

Eddie Baskaron, Culver City Police Department (CCPD), introduced himself and others from the Middle Eastern community; thanked Culver City for the recognition; discussed understanding the meaning of freedom once one experiences life without it; thanked Chief Sims and Command Staff for their commitment to diversity; discussed openness and leadership; and commitment to serving Culver City with professionalism, dignity, and a spirit of service above self.

o0o

Item R-4

CC - A Proclamation Declaring April 25, 2025 as Arbor Day in Culver City

Mayor O'Brien presented the proclamation declaring April 25, 2025 as Arbor Day in Culver City.

Dan Morrical, Ballona Creek Renaissance, expressed appreciation for the City's concern for the environment and noted that information was available at ballonacreekreniassance.com.

Alicia Ide, Management Analyst, discussed events planned for EnviroFest to celebrate Earth Day and Arbor Day outside of the Wende Museum on May 3, and she reported that an art project focusing on trees would be coming before the City Council within the next month.

o0o

Item R-3
(Continued)

CC - A Proclamation Declaring April as Arab-Americans Month in Culver City

Mayor O'Brien invited public input.

The following member of the public addressed the City Council:

Maria Beg indicated that Mariah Fontijn could not be present; thanked the City Council for the proclamation declaring April as Arab-Americans Month in Culver City; noted the importance of the recognition; expressed hope that the Arab American community in Culver City would continue to be recognized; and she asked that the pain and suffering of the community be acknowledged as well.

Mayor O'Brien reported that Sepulveda Transit Corridor Partners had sent gifts to Council Members and photographs were taken of Council Members with their sweatshirts.

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 with four Council Members present (absent Member McMorrin).

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

J. Marvin Campbell, Bicycle and Pedestrian Advisory Committee (BPAC), discussed the number of accidents on National between Washington and Jefferson; the recent fatality; and he asked the City Council to agendize fixing the dangerous stretch of road.

Jeremy Bocchino, City Clerk, announced that the annual recruitment period for Commissions, Boards, and Committees (CBCs) had begun on April 1 noting that applications were being accepted through May 12; she discussed vacancies on CBCs; important dates; indicated that additional information was available at culvercity.org/serve; noted that some of the bodies allowed participation by non-residents; and she discussed required Ethics/Brown Act training.

Mayor O'Brien announced that the City Manager would be retiring at the end of the year; expressed gratitude for his service; and received unanimous City Council consensus (absent Council Member McMorrin) to agendize a search for a replacement.

Council Member Fish echoed comments that the City Manager would be missed and thanked Mr. Nachbar for his service noting that

they had all learned a lot from him; wished everyone a Happy Passover; reported attending two seders; named specific individuals taken off the streets and put in prisons by federal officials without due process; discussed using the guise of combatting antisemitism to disappear anyone who attends a protest the president does not like or says something the president does not agree with; the importance of work in Culver City to uplift the human rights and dignity of every person and protect and grow the diversity that makes Culver City vibrant; attending the Hands Off protest in Culver City; the importance being reminded that you are not alone and being reinvigorated for the years of hard work ahead; upcoming events including EarthFest at El Rincon Elementary School on April 19, the Elenda Earth Day celebration on April 22, the Academy of Visual and Performing Arts Spring Music Celebration at Robert Frost Auditorium on April 23, and the Backpacks for Kids Garden Tea Fundraiser on April 27 at the Wende Museum; and he encouraged people to apply for a CBC seat noting his rewarding experience serving on the Advisory Committee on Housing and Homelessness (ACOHH).

Council Member Vera thanked City Manager John Nachbar for his consistent presence to offer guidance, support, and knowledge; reported attending the Town Plaza concert and the Easter Egg Party in the Park; and he thanked PRCS (Parks, Recreation, and Community Services) staff.

Vice Mayor Puza echoed previous appreciation expressed to the City Manager for his work; extended best wishes to those celebrating Ramadan, to those celebrating Passover, and to those who celebrate Easter; discussed National Pet Day on April 11; National Sexual Assault Awareness and Prevention Month in April; work with FilmLA to keep production in Los Angeles; recent meetings with community members to discuss the budget and the structural deficit; and his commitment to find funding and revenue streams to support Jubilo Village and the growing need to support infrastructure projects across Culver City.

Mayor O'Brien expressed appreciation to Vice Mayor Puza for meeting with FilmLA; reported his personal experience with reduced work in television and film over the past year; acknowledged the struggle and encouraged everyone to write Congressmen and Assembly Members to get the tax bill passed noting the effects of reduced production to the entire City; discussed planting trees with the Public Works Department in Fox Hills Park on April 18 as part of Arbor Day; meetings regarding the Racial Equity Action Plan on April 16 at Veterans

April 14, 2025

Memorial Building and in Syd Kronenthal Park; and he thanked PRCS for the Eggstravaganza on April 12.

oOo

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.

The following members of the public addressed the City Council:

Christopher Michel requested that the City Council agendize consideration of direct support for the 2025-2026 Pride Festival rather than in-kind donations, and that the event be put on a permanent sponsor list for Culver City; he discussed sponsorship of Pride as an affirmation of support from Culver City and commitment to LGBTQ+ visibility, safety, and belonging; hesitation from companies to support Pride events due to the presumption that it could be a DEI (Diversity, Equity and Inclusion) initiative; economic instability; sending the message that values of diversity and inclusion are backed by action; and he thanked the City for their leadership.

Mayor O'Brien indicated that the item would be considered by the Special Events Subcommittee.

Alan Bingham, Metro Program Management for the Sepulveda Transit Corridor, read a statement indicating that a CEQA (California Environmental Quality Act) review had not been conducted, therefore information presented did not constitute evidence or approval or commitment to any action requiring CEQA review; he discussed the discretion of Metro; consideration of impacts of the project; and he indicated that additional information was available at www.metro.net/projects/SepulvedaCorridor.

Council Member McMorris joined the meeting.

Bernard Parks Jr., Sepulveda Corridor Transit Partners, read a letter regarding the City Council endorsement of Alternatives 4 and 5; expressed gratitude for the endorsement; discussed exploration of ways to make the project better for those they seek to help; partnership with Culver City; and he indicated that they were available to answer any questions as they move

April 14, 2025

through the process noting that there would be a sweatshirt available for Council Member McMorris.

Mark Herscovitz provided background on himself; expressed opposition to the Jubilo Village project and the \$16 million impact to the budget; discussed declaration of a fiscal emergency; concern that the project could bankrupt the City; vulnerability to future issues; the importance of being prepared for real emergencies; and he asked that Jubilo Village be removed from the budget.

Maria Beg thanked Council Member Fish for his comments; discussed the current political climate and attacks on speech; support provided to the Arab American community; protecting the community and its allies; she encouraged the City Council to include protections of freedom of speech and especially protection of Palestinian and Muslim communities in the Sanctuary City declaration; discussed the short pause in the genocide that has now amplified and continues; the ability of the City Council to ease the pain for those residents directly suffering; and she reiterated her request for a ceasefire resolution.

Dan Morriscal, Ballona Creek Renaissance, provided background on himself; discussed the plastic addiction crisis; plastic rain; research into what is working in other cities; and he urged the City to address the addiction with the draft rewrite of Culver City ordinances using best practices.

Jeannine Wisnosky Stehlin congratulated Jamie Wallace on organizing the Hands Off Rally; discussed FilmLA; her service on a SAG AFTRA committee to keep jobs in California and to hire union workers; free access to justice services at the LA County Law Library; and she indicated that additional information about the essential public service that empowers thousands every year was available at lalawlibrary.org.

Ronald Davis commended the City Council for honoring Arab residents, for the Sanctuary City Policy, the Racial Equity Action Plan, their strong opposition to hate speech and hate activities, and for continuing to work long and hard to build significant housing for the houseless; discussed students from elementary to college now being terrorized daily by the Trump administration for speaking out against genocide; the crusade to turn the nation into a police state; he wanted to see the City expand the Sanctuary framework to include residents who criticize Israel and all residents who participate in protests;

April 14, 2025

discussed being subject to government intimidation and arrest; the need to clarify the anti-hate policy so as not to confuse free speech criticism of the current Israel war effort with antisemitism; the rise of antisemitism and attacks on Jewish and Muslim people; he noted that to criticize Israel was not antisemitism just like it is not Islamophobia to criticize theocratic dictatorships in the Middle East; and he asserted that protesting America's complicity in genocide is not a threat to the country.

Mariah Fontijn was called to speak but was not present in person or online.

Marci Baun encouraged people who want leaves removed from their yards, to put them in their green bins; discussed a recent security scare at the High School; the budget; the reputation of Culver City as a safe place; quick response; the need to prioritize the Culver City Police Department (CCPD) budget; she asserted that Culver City did not have the funds to support Jubilo Village, even with the emergency tax; and she asked the City Council to consider residents who already live in Culver City.

Eli Glad was called to speak but was not present in person or online.

Steve Siegel was called to speak but was not present in person or online.

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

Jim Shanman reminded everyone of the Elenda Street Earth Day Celebration on April 22 as part of the Safe Routes to School program; discussed the street closure beginning at 6:00 a.m.; the Open Streets event; encouraging families to rethink their routes to school to reduce car traffic; he suggested that people plan ahead for the street closure; noted that maps were available at ccwalkandroll.com/elenda; indicated the intent to broaden conversations about safety, transportation, and environmental issues; discussed encouragement to drop kids off a few blocks away; volunteer-led walking school buses and bike buses; event promotion; additional outreach; and he indicated that he could be reached at: jim@walkmorebikemore.org.

Ronald Ostrin discussed the unprecedented times we are living in; the recent stock market crash caused by the tariffs; ten-

April 14, 2025

year treasury notes; at-risk federal funding; concern with engaging in unusual spending and putting the budget at risk; the potential for inadequate reserves; he asked that the City Council consider every budget decision very carefully; and noted concern with spending money but not getting anything done.

Thomas Lester asked that the City Council not defund CCPD, not spend money on bike lanes, and not overbuild Fox Hills; he discussed Bristol Plaza; large projects that may not be built; consideration of giving money to help people being evicted; government regulations; and he stated that there were state supplied attorneys for those being evicted.

Todd Terrazas, AI LA, provided background on the organization; discussed his annual AI On the Lot event; number of attendees; the event planned for May 27-30 in the Culver Steps/Culver Theater area; communication with Elaine Warner; AI On the Lot as an economic development initiative to upscale the workforce with new skills for employment; driving awareness and foot traffic to the downtown Culver City area similar to the gradual growth of South by Southwest; and he asked that the City Council agendaize an off-cycle sponsorship to allow for the marketing benefit.

Mayor O'Brien received consensus from Vice Mayor Puza and Council Members Fish and Vera to agendaize consideration of an off-cycle sponsorship for the AI LA event.

Kim Wetherby, Small Business Administration - Office of Disaster Recovery and Resilience, discussed their goal of enhancing awareness of available disaster relief in the form of low interest disaster loans; assistance in repairing and replacing physical damage and assistance meeting financial obligations if impacted by the recent fires; the October 8, 2025 deadline; and she indicated that information and assistance were available by visiting the local disaster relief center at 10850 West Pico Boulevard, by calling (800) 659-2955, or at [sba.gov/disaster](https://www.sba.gov/disaster).

Marta Valdez applauded CCPD for their recent response to concerns at Culver City High School (CCHS); she asked that CCPD not be defunded noting the need during the Olympics; she thanked Culver City for repairing the sidewalk in front of her house; reported attending the budget and Finance Advisory Committee (FAC) meetings; discussed the Jublio Village project; concern with spending \$16 million for the project when the City is already in deficit; the importance of investing in Culver City

and fixing the streets; and she asked that Culver City not invest in the Jubilo project.

Assad Shalhoub, Habibi House Podcast and MENA (Middle East and North Africa) Creator Club, provided background on himself; expressed appreciation to the City Council for placing Arab American Heritage Month on the agenda; thanked Council Member Fish for standing with them and for acknowledging Mahmoud Khalil and other political prisoners; discussed understanding that healing and justice is possible when people come together across communities; the importance of Arab Americans to the Culver City community; the Arab American community that has endured generations of pain and systemic erasure; AB61; accessing resources; representation important for communities to thrive; the importance of protecting free speech; and he thanked Culver City for being a model for what solidarity, inclusion, and community care can look like.

Steve Siegel discussed Jubilo Village; an article in *The Observer* stating that Santa Monica and Los Angeles are headed toward bankruptcy; concern with financials in Culver City; the feeling that the project does not make sense and would not house 100% Culver City residents; acknowledgement of work done to provide housing in Culver City; lack of precedent for dipping into General Funds which are to be used for emergencies; whether Culver City is allowed to rebuild a church; concern with a potential conflict of interest since the campaign manager for Vice Chair Puza and Council Member Fish is a member of the church; and looking at ways to cut costs.

Jeremy Bocchino, City Clerk, stated the Council Member McMorris had joined the meeting at 7:28 p.m.

o0o

Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON APRIL 14, 2025.

o0o

Order of the Agenda

Item R-3 was heard after Item R-2 and again after Item R-4, and Consent Calendar Item C-5 and C-8 were considered separately.

o0o

Consent Calendar

Item C-1

CC:HA:SA - Approval of Cash Disbursements for March 8, 2025 to April 4, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 8, 2025 TO APRIL 4, 2025.

o0o

Item C-2

CC:HA:SA:PA - Approval of Minutes for the Joint Special City Council Meeting Held on March 10, 2025 and the Regular City Council Meetings Held on March 10, 2025 and March 17, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE JOINT SPECIAL CITY COUNCIL MEETING HELD ON MARCH 10, 2025 AND THE REGULAR CITY COUNCIL MEETINGS HELD ON MARCH 10, 2025 AND MARCH 17, 2025.

o0o

Item C-3

CC-Adoption of a Resolution (1) Approving the Engineer's Report for Higuera Street Landscaping and Lighting Maintenance District; (2) Declaring the Intention to Order the Levy of Annual Assessments for Fiscal Year 2025/2026; and (3) Setting the Date, Time, and Place of the Public Hearing

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/2026, AND (3) SETTING THE PUBLIC HEARING FOR JUNE 9, 2025.

o0o

Item C-4

CC - Adoption of a Resolution (1) Approving the Engineer's Report for Landscape Maintenance District Number 1; (2) Declaring the Intention to Order the Levy of Annual Assessments for Fiscal Year 2025/2026; and (3) Setting the Date, Time, and Place for the Public Hearing

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR LMD #1; (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND (3) SETTING THE PUBLIC HEARING FOR JUNE 9, 2025.

o0o

Item C-5

CC - Approval of a Purchase Order with National Auto Fleet Group for the Purchase of Two Parking Meter Service Vans and One Sewer Inspection Truck in an Amount Not-to-Exceed \$553,605

Council Member Fish received clarification regarding the intent to go electric wherever possible.

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF TWO PARKING METER SERVICE VANS AND ONE SEWER INSPECTION TRUCK IN AN AMOUNT NOT-TO-EXCEED \$553,605.
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDER ON BEHALF OF THE CITY.

o0o

Item C-6

CC - Adoption of an Ordinance Approving City-Initiated Zoning Code Amendment (P2024-0306-ZCA) Replacing the Current Density and Other Bonus Incentives (DOBI) Ordinance in its Entirety with a New DOBI Ordinance and Adding New Definitions to the Zoning Code (Project)

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE, APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2024-0306-ZCA) 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 ORDINANCE - (ATTACHMENT 1).

o0o

Item C-7

CC - Adoption of an Ordinance Approving City-Initiated Zoning Code Amendment (P2024-0310-ZCA) to Incorporate and be Consistent with the Citywide Residential and Mixed Use Objective Design Standards (Project)

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE TO INCORPORATE THE CITYWIDE RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN STANDARDS BY REFERENCE AND ENSURE CONSISTENCY WITH CCMC TITLE 17 - ZONING, AS STATED IN EXHIBIT A OF THE ORDINANCE (ATTACHMENT 1).

o0o

Item C-8

CC - (1) Award of Construction Contract to Toro Enterprises Inc., as the Lowest Responsive and Responsible Bidder, in the Amount of \$1,216,288 for the Robertson Bus/Bike Lanes Project, PF-024; and (2) Authorization to the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$182,444 to Cover Contingency Costs (15%)

Mayor O'Brien invited public input.

The following member of the public addressed the City Council:

Marci Baun asserted that the project was a waste of taxpayer money; felt that the lanes would be empty and cause more traffic; and she stated that residents who live there were not being listened to.

THAT THE CITY COUNCIL:

1. AWARD THE CONSTRUCTION CONTRACT TO TORO ENTERPRISES INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$1,216,288 FOR THE ROBERTSON BUS/BIKE LANES PROJECT, PF-024; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$182,444 TO COVER CONTINGENCY (15%); 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.

oOo

Item C-9

CC - Approval of a Five-Year General Services Agreement with South Coast Industrial Door to Perform On-Call Door and Gate Repairs at Various City Facilities in an Amount Not-to-Exceed \$500,000

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH SOUTH COAST INDUSTRIAL DOOR IN AN AMOUNT NOT-TO-EXCEED \$100,000 ANNUALLY FOR A TOTAL NOT-TO-EXCEED \$500,000 OVER THE FIVE-YEAR TERM TO PERFORM ON-CALL DOOR AND GATE REPAIRS AT VARIOUS CITY-OWNED FACILITIES; AND,

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

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

oOo

Item C-10

CC - Approval of Purchase Orders with Skyline Safety and Supply for Tamper Proof Pull Box Lids in an Additional Amount Not-to-Exceed \$30,000, Resulting in an Aggregate Amount Not-to-Exceed \$80,000 in Fiscal Year 2024-2025

THAT THE CITY COUNCIL:

1. APPROVE PURCHASE ORDERS WITH SKYLINE SAFETY AND SUPPLY IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$30,000, RESULTING IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$80,000 IN FISCAL YEAR 2024-2025; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

o0o

Item C-11

CC -Approval of a Blanket Purchase Order with Kimball Midwest for Maintenance, Repair & Operations Supplies and Related Services in an Amount Not-to-Exceed \$100,000 Per Fiscal Year for Fiscal Year 2024-2025 through Fiscal Year 2027-2028

THAT THE CITY COUNCIL

1. APPROVE A BLANKET PURCHASE ORDER WITH KIMBALL MIDWEST FOR MAINTENANCE, REPAIR AND OPERATIONS SUPPLIES AND RELATED SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000 PER FISCAL YEAR FOR FISCAL YEAR 2024-2025 THROUGH FISCAL YEAR 2027-2028; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

o0o

Item C-12

CC - (1) Waiver of Minor Irregularity in Bid and Award of Construction Contract to FS Contractors, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$102,200 for the Sawtelle Sidewalk Improvement Project, PS-011 (CDBG Project No. 602687-24); and (2) Authorization for the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$25,550 to Cover Contingency Costs (25%)

THAT THE CITY COUNCIL:

1. WAIVE MINOR IRREGULARITY IN THE BID AND AWARD A CONSTRUCTION CONTRACT TO FS CONTRACTORS, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$102,200 FOR THE SAWTELLE SIDEWALK IMPROVEMENT PROJECT, PS-011 (CDBG PROJECT NO. 602687-24); AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$25,550 TO COVER CONTINGENCY COSTS (25%); 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-13

CC - Approval of an Amendment to Existing Agreement with Clever Devices Ltd. for Onboard Vehicle Harness Modifications and Land Mobile Radio (LMR) Implementation and Integration Services for the Transportation Department Services in an Additional Amount Not-To-Exceed \$95,000 (\$53,000 Equipment Plus \$42,000 for Installation and On-Site Support), Resulting in an Aggregate Amount of this Agreement Not-to-Exceed \$345,830

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE AGREEMENT WITH CLEVER DEVICES LTD. FOR ONBOARD VEHICLE HARNESS MODIFICATIONS AND LMR RADIO IMPLEMENTATION AND INTEGRATION SERVICES FOR THE TRANSPORTATION DEPARTMENT FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$95,000 (\$53,000 EQUIPMENT PLUS \$42,000 FOR INSTALLATION AND ON-SITE SUPPORT), RESULTING IN AN AGGREGATE AMOUNT OF THIS AGREEMENT NOT-TO-EXCEED \$345,830; AND,

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

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-13.

o0o

Public Hearing Items

Item PH-1

Adoption of a Resolution Ordering the Vacation of 543 Square Feet of the Portion of Drakewood Avenue Fronting 10701 Ranch

**Road, Tract No. 18215, Pursuant to Division 9, Part 3 Chapter 3
of the Streets and Highway Code**

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Mate Gaspar, Engineering Services Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding recouping costs to publish the notice; frequency of land vacations; and the action to give the land back.

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

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Ben Odell reported being the homeowner of 10701 Ranch Road; discussed the process; and he expressed appreciation to City staff for their efforts and responsiveness over the past two years to resolve issues.

Kim Wetherby was called to speak but was not present in person or online.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO VACATE 543 SQUARE FEET OF A PORTION OF DRAKEWOOD AVENUE FRONTING 10701 RANCH ROAD, TRACT NO. 18215, PURSUANT TO DIVISION 9, PART 3 CHAPTER 3 OF THE STREETS AND HIGHWAY CODE.

o0o

Action Items

Item A-1

CC- (1) Adoption of an Ordinance Authorizing the City to Conduct an All-Mail Ballot Election on August 26, 2025; (2) UNANIMOUS VOTE REQUIREMENT: Adoption of a Resolution Declaring a Fiscal Emergency Pursuant to Article XIII C of the Constitution of the State of California; Calling and Giving Notice of the Holding a Special All-Mail Municipal Election to be Held on Tuesday, August 26, 2025 for the Purpose of Submitting to the Voters One Ordinance to Enact a Local Transactions and Use Tax (Sales Tax) Measure; and Directing the City Attorney to Prepare an Impartial Analysis of the Ballot Measure; (3) Adoption of a Resolution Requesting the Board of Supervisors of the County of Los Angeles Render Specified Services Related to the Conduct of Said Election; (4) Discussion and (If Desired) Adoption of a Resolution Authorizing and Giving Priority to the City Council and/or Certain Council Members to Submit Ballot Arguments (Primary and Rebuttal) Regarding the Ballot Measure; (5) (If Desired) Creation of and Appointment of City Council Members to an Ad Hoc City Council Subcommittee to Draft and/or Submit Such Ballot Argument(s); (6) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$540,000 from the General Fund Unassigned Balance for Election Costs; and (7) Approval of Agreements for Election Services with Hart Intercivic in an Amount Not-to-Exceed \$75,000, and ProVote Solutions in an Amount Not-to-Exceed \$210,000; and (8) Authorization to the City Manager to Approve Other Election-Related Agreements as Needed within the Allocated Budget of \$540,000

Jeremy Bocchino, City Clerk, provided a summary of the material of record.

Mike Bruckner, Assistant City Manager, discussed the process; the mid-year budget update; the ten-year forecast indicating that the structural deficit has widened; decreased General Fund Reserves; the current state of fiscal stress; projections; the City Council requested discussion of a one quarter cent ballot measure; the request for a declaration of a fiscal emergency with an all-mail ballot election in August 2025; and polling to determine viability of the proposed measure.

Discussion ensued between staff and Council Members regarding identification of the structural deficit in the General Fund

during last year's budget and the poll conducted by FM3 indicating that a sales tax measure would be viable.

Mayor O'Brien invited public input.

The following member of the public addressed the City Council:

Steve Siegel discussed the importance of going after the cost side; the desire to raise funds; uncertainty as to whether the measure would pass; creating a special way to have a vote; concern with the security of all-mail in ballots; money saved with all-mail vs. walk-in ballots; the extreme financial problems of Culver City; a suggestion to form an anti-bankruptcy preparation committee; concern with potential cuts to CCPD; vulnerable populations in Culver City; concern with ending up like Santa Monica and Los Angeles; certification of all-mail in ballots; and ensuring that the process is fool-proof.

Discussion ensued between staff and Council Members regarding sales taxes as disproportionately impacting lower income communities; negative impacts to small businesses; the need to address the structural deficit; unwillingness to critically examine spending; lack of other options; the budget process; lack of public input; a suggestion to engage in an exercise used by neighboring cities to have departments present budgets that are 5% less or 5% more; the growing City; the importance of retiring programs and services that are not serving the City and adding more support to those that are needed; the performative budget process; support for the sales tax measure because it is the tool with the most support from the City Council; the importance of addressing the deficit; the likelihood of being in the situation again if the public is not included in the process; allowing the budget to reflect priorities of the public; concern with budgeting coming from a place of fear; the importance of allowing the same kind of community input that is engaged in for every plan created in the City; and the need for public input to deliver better services for the public.

Additional discussion ensued between staff and Council Members regarding other sales taxes in Culver City; the half cent tax to address the structural deficit after the 2008 financial crisis; Measure W; Measure C and Measure CC; understanding how issues have been approached in the past; taxes paid by non-residents for services that are targeted toward residents; sales taxes as the largest contributor to General Fund revenues; the policy choice to limit how the structural deficit is addressed;

a potential tax coming from another body; using as many resources as possible to support the community; addressing the changing needs of the community; navigating uncertainties; changes happening all around; the ability to navigate difficult times and come out stronger; the importance of turning toward one another rather than against one another; tools to address the structural deficit; openness to exploration; and getting creative with addressing and serving the needs of the community as the City continues to grow.

Further discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; acknowledgement that if Culver City does not capture the tax, either the county of Metro will; Measure H; practicing fiscal responsibility and discipline; and the feeling that the only way to cut expenditures is to cut services.

Additional discussion ensued between staff and Council Members regarding the regressive nature of sales taxes; sales taxes not being the ideal way to address the structural deficit; sales tax as a small percentage that will have a large impact; estimated income from the proposed sales tax; spreading the cost between residents, visitors, and commuters; use of alternative methods in the future; the growing community; Measure A; feedback from community members; passage of the sale tax as soon as possible; the importance of working together to support the measure; and consideration of alternative ways to address the budget and deliver quality services the community wants.

Further discussion ensued between staff and Council Members regarding concern with constantly being taxed; necessary services; clarification that the tax would not apply to groceries or prescriptions and other items exempted by the state legislature; clarification that the Mayor of Santa Monica indicated that they had not engaged in an exercise to consider a 5% plus or minus budget; the importance of public input; budget meetings to allow for public input; input from the same people; the feeling that the City tries hard to obtain public input; appreciation for the work of staff to present an understandable budget; and a suggestion that the Mayor and Vice Mayor write the argument.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED ORDINANCE AUTHORIZING THE CITY TO CONDUCT AN ALL-MAIL ELECTION ON TUESDAY, AUGUST 26, 2025.

April 14, 2025

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION DECLARING A FISCAL EMERGENCY PURSUANT TO SECTION XIII C OF THE CALIFORNIA CONSTITUTION, CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, AUGUST 26, 2025, TO SUBMIT ONE SALES TAX MEASURE, AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS (UNANIMOUS VOTE REQUIRED).

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY OF CULVER CITY RELATING TO THE CONDUCT OF A SPECIAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, AUGUST 26, 2025.

Discussion ensued between staff and Council Members regarding the choice to draft the primary and rebuttal arguments, or to create an ad hoc subcommittee to draft the arguments; timing; adding special meetings; and standard practice.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION AUTHORIZING AND GIVING PRIORITY TO MAYOR O'BRIEN AND VICE MAYOR PUZA TO SUBMIT PRIMARY AND REBUTTAL ARGUMENTS REGARDING THE PROPOSED MEASURE, AND DIRECT THE DESIGNATED COUNCIL MEMBERS TO FILE SUCH ARGUMENTS BY THE RESPECTIVE APRIL 28 AND MAY 8, 2025 DEADLINES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE A RELATED BUDGET AMENDMENT APPROPRIATING \$540,000 FROM THE GENERAL FUND UNASSIGNED BALANCE FOR ELECTION COSTS (FOUR-FIFTHS VOTE REQUIREMENT).

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE AGREEMENTS FOR ELECTION SERVICES WITH HART INTERCIVIC IN AN AMOUNT NOT-TO-EXCEED \$75,000 AND PROVOTE SOLUTIONS IN AN AMOUNT NOT-TO-EXCEED \$210,000.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND

April 14, 2025

UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AUTHORIZE THE CITY MANAGER TO APPROVE OTHER ELECTION-RELATED AGREEMENTS AS NEEDED WITHIN THE ALLOCATED BUDGET OF \$540,000.

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

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

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

oOo

Item A-2

CC - (1) Consideration of Public Input on the Future Use of the City-owned Property at 11029 Washington Boulevard, and (2) Discussion and Direction to the City Manager, as Desired

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

Discussion ensued between staff and Council Members regarding appreciation for the report and for the public outreach; support for affordable housing; the ability of the City Council to make changes to base zoning for the area to allow for additional units; next steps; revenue generating activities that could also provide housing; ground floor retail use; automotive sales as the best revenue generator; property value; property transfer; cities that own property with retail use; and issuing a Request for Proposals (RFP) to consider options for the property.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Greg Whitfield was called to speak but was not present in person or online.

Jeannine Wisnosky Stehlin discussed ways to improve and beautify Culver City; the building appraisal; the need for a cost benefit analysis of top ideas; looking at what other cities have done; the importance of being fiscally mindful; survey response; the possibility that selling the property could be the best option; being mindful of art; and the responsibility to do things right.

Marci Baun spoke on behalf of herself noting due to the budget emergency, the best option is to sell the building; she proposed that if the building is not sold, it should be used for PRCS; discussed proximity to Tellefson Park; use for kids camp; the recent review of the PRCS fees report by the FAC; limited spaces for camp due to lack of facilities; and the need for inside spaces for the kids.

Crystal Alexander, PRCS Commission Chair, spoke on behalf of the Commission reminding the City Council of the December 2023 PRCS Commission recommendation that the property be used for PRCS uses; discussed the process to prepare a Parks Master Plan for the entire City that indicates a deficit of space for PRCS uses and encourages consideration of future opportunity sites such as the gun store; suggestions made in the survey for PRCS uses; the need to match increased demands with other important services such as those provided by PRCS; and she agreed with selling the property to address budget issues, but noted that if it is not sold, it should be used for activities and uses to benefit the entire City.

Ron Ostrin with one minute ceded by Leslie Ostrin, discussed compelling remarks made by Ms. Baun and Ms. Alexander; fiscal responsibility; the decision made to purchase the gun store; overpayment for the property; the loss of sales tax revenue; the feeling that the property is a teardown; focusing on property value; he expressed support for turning the property into an art museum and exhibition space for the Historical Society; discussed ensuring the best economic result; and risky investment in the Jubilo housing project noting that housing did not have to be affordable.

Darrell Menthe discussed the purchase of the property; recommended that the City sell the property as soon as is feasible and make the most money possible; and he proposed finding an appropriate property to build projects that have been proposed by residents in the surveys.

Kira Pusch expressed support for a mixed use development with affordable housing and a community garden at the gun store site; discussed making Culver City more walkable; existing public transportation infrastructure; the budget deficit; and benefits of affordable housing.

Alicia Ide reported working for Culver City but speaking behalf of Culver Arts Foundation; discussed the absence of municipal

arts facilities in Culver City; the importance of active participation in the arts to individual physical health and well-being; social engagement; the Creative Economy in Culver City; the need for recognition of arts beyond for children and seniors; the ideal location for affordable housing for artists; and she suggested that the location be added to the Parks Plan and identified specifically for arts use.

Alexey Steele, former Artist Laureate Emeritus, thanked the City for the decision made on the former gun store; noted the importance of using the asset to the maximum benefit of Culver City; discussed usage fitting the vision of the City Council; the need for municipal galleries in Culver City; he pointed out that arts were not discretionary, but rather in the foundation of Culver City; discussed pushing artists out of California with gentrification; the potential for a municipal art gallery to be a platform for creatives in the future; and the low cost investment with a maximum impact.

Katy Krantz was called to speak but was not present online or in person.

Discussion ensued between staff and Council Members regarding appreciation for outreach done by staff; community feedback; majority survey support for affordable housing and a community recreation center; the potential for a lease; adding consistent revenue to the City; helping to alleviate the housing supply crisis; the poll about the sales tax measure indicating that the lack of affordable housing was a serious issue; exploration of addressing the need for housing while generating revenue for Culver City; the need for land; generating revenue that could be earmarked for future affordable housing or existing services for housing expenditures; the commercial linkage fee; and support for zoning amendments to increase feasibility for housing development.

Additional discussion ensued between staff and Council Members regarding appreciation for comments provided by the community and for the work of the former Artist Laureates; support for housing at the site; support for mixed use development to provide a revenue source; incorporation of community space; and support for necessary zoning changes to facilitate such a project.

Discussion ensued between staff and Council Members regarding large sales tax generators for Culver City; communication with the adjacent property; support for moving forward with an RFP

for combined commercial and retail with housing and community benefit; and ensuring receipt of the most money in return for the property.

Additional discussion ensued between staff and Council Members regarding appreciation to the Artist Laureates; art as having the power to transform hearts and minds; purchase of the property so that it could not be used to sell guns near a school; the community decision; the declaration of the fiscal emergency; the Jubilo Village affordable housing project; selling the property and earmarking money for affordable housing and for infrastructure; potential revenue from mixed use or retail; and support for ascertaining property value and conducting an RFP for retail and mixed use.

Further discussion ensued between staff and Council Members regarding identification of density bonuses for community benefit; state and local density bonuses; selling the property to recoup most of the money spent and recapture the rest over time with retail sales tax and business license generation; keeping the process open so that all proposals can be heard; priorities; the focus on affordable housing, retail, and community space; examination of density bonuses based upon community benefit; responses based on current zoning indicated in the General Plan; including language in the proposal to indicate openness to evaluation of zoning to encourage and support housing; ensuring that zoning aligns with what is already in place; concern that it could be challenging to get proposals if zoning is unclear; whether zoning needs to be changed before going out for proposals; the separate process for zoning code changes; and the proposals as helping inform the next step.

o0o

Item A-3

CC - (1) Adoption of an Interim Ordinance Establishing a Tenant Right to Counsel Program for a Period of 12-Months; and (2) (If Desired) Direction to the City Manager Regarding Additional Funding for the Program in the Proposed Budget for Fiscal Year 2025-2026

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

April 14, 2025

Tevis Barnes, Housing and Human Services Director, discussed demographic information and completed intakes.

Christina Burrows, Deputy City Attorney, discussed the proposed Tenant Right to Counsel Interim Ordinance.

Tevis Barnes, Housing and Human Services Director, provided a comparison of the current service model and the proposed Tenant Right to Counsel pilot program; discussed comparisons with nearby jurisdictions; rental assistance provided by Los Angeles County; program limited resources that prevent everyone from accessing assistance; data collection regarding Notices of Termination; different types of notices received; Los Angeles County Superior Court Eviction Filings; zip codes shared with Los Angeles; the importance of outreach; making people aware of programs; coordination with Tripepi Smith to develop a robust outreach plan; informing the public about the Right to Counsel program; and accessing services through Bet Tzedek as well as by reaching out to the Rent Control Division of the Housing and Human Services Division.

Christina Burrows, Deputy City Attorney, discussed proposed motions.

Discussion ensued between staff and Council Members regarding appreciation for the quick work done and collaboration between departments; the desire to address the housing crisis; the small percentage of tenants facing eviction vs. the large percentage of landlords with access to attorneys; different stages of the eviction process; tracking Notices of Termination but not the Notices to Vacate; gaining a better understanding of the number of actual evictions; separating out Culver City addresses; determining whether Culver City can include a requirement that owners provide a copy of Unlawful Detainers (UD) to Culver City; work to clean up the Rent Control ordinance; cost estimates by Bet Tzedek; the inability to use the existing budget for the pilot program; exploration of other options; the potential conflict of addressing items in-house; solicitation of proposals from other providers; potential start date; including the ordinance in the next budget cycle; the ability to change the duration of the ordinance; a reminder that making substantive changes requires reintroduction of the ordinance; providing direction as part of the Rent Control Tenant Protections Ordinance; and potential revenue sources.

Additional discussion ensued between staff and Council Members regarding determining the need above and beyond the existing

April 14, 2025

program; number of intakes vs. full representation for legal defense due to an UD; lack of capacity to meet demands; those who receive limited representation; lack of an income qualifier for the current program; Area Median Income (AMI) for the majority of those utilizing the program; average length of time for a tenant to be assigned an attorney for full scope services; and the current contract that allows for one full time attorney dedicated to Culver City.

Diego Cartagena, Bet Tzedek, introduced himself and other Bet Tzedek staff.

Responding to inquiry, Amy Williams with Bet Tzedek, discussed recent changes to the deadline to respond to a UD; meeting filing deadlines; lack of information on requests for full-scope representations that were denied because everyone is provided with some level of service; and she provided a representative sample of cases addressed.

Further discussion ensued between staff and Council Members regarding identification of services most used; time spent on clinics; average attendance; service provided for a variety of issues at the legal clinics; time spent for partial representation vs. full representation; and ramifications for failure to adhere to the ordinance.

Discussion ensued between staff and Council Members regarding Notices of Termination vs. Unlawful Detainers; the legal case filed against the tenant; requiring UDs to be filed with the City; the Notice to Vacate used by the Sheriff's Department to evict the tenant; availability of information; difficulty getting specific documents from the courts; privacy of tenants; aggregate information provided in response to public records requests; the amount of staff time to find out that a UD was filed and to go to court to get the record; percentage of UDs filed for past due rent; information indicating that Stay Housed LA County is overburdened; and lack of information about the new county program.

Amy Williams, Bet Tzedek, indicated that the LA County Right to Counsel is for unincorporated residents and Stay Housed LA serves the entire county regardless of City or jurisdiction with zip code prioritization, and she clarified that no Culver City zip codes were prioritized by Stay Housed LA.

Diego Cartagena, Bet Tzedek, indicated that Stay Housed LA was run by non-profit institutions to cover all of Los Angeles

County and the City of LA is the vehicle for the Right to Counsel program.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

David Kaishchyan, Apartment Association of Greater Los Angeles, expressed appreciation for the careful thought being given to the issues; highlighted new cost estimates provided by Bet Tzedek; discussed the amount of investment required for the first year; increased staff and funding approved under the existing five year contract approved last year; cost per case; average amount of unpaid rent resulting in eviction filings; money saved by providing rental assistance; he proposed immediately establishing a rental assistance program for low income renters facing eviction for non-payment of rent under specific circumstances; discussed number of eviction cases filed vs. number of renters in Culver City; and providing better and more certain outcomes for renters and rental providers.

Jeannie Wisnosky Stehlin stated that the topic was not her area of expertise; pointed out the large number of people in the Entertainment Industry in Culver City noting that those facing hardship can approach the Entertainment Fund for assistance; questioned why the ordinance was focused on the recent wildfires; discussed helping people facing hardship; and she reminded everyone to keep the fiscal emergency in mind for every decision being made.

Steve Siegel discussed costs for the pilot program; paying for other people's legal representation when they did not pay their rent; he questioned whether the landlord was at fault; asked about income data; expressed concern with drawing the process out and making things difficult for landlords when the tenant may be in the wrong; asked about what other things residents can get for free; discussed fairness; residents participating in the process; protecting the current quality of life for residents as more residents are added; making the City more dense and stressful; and the potential loss of money by selling the land at the gun store location.

Ron Ostrin with one minute ceded by Leslie Ostrin, discussed his experience as an attorney; support for Bet Tzedek; he felt that their current services were likely more than adequate for what is needed; discussed UD procedures; providing the opportunity to cure the situation; making it difficult for the

landlords who have to pay for their own attorney while not receiving rent; California Civil Code Section 1717; fairness with providing attorney fees for both parties; and he asserted that the need for full representation in most cases is usually unnecessary.

Thomas Lester was called to speak but was not present in person or online.

Meg Sullivan with one minute ceded by Steve Roe, discussed understanding that two things can be true at the same time; prolonging the amount of time a tenant stays in the unit after the eviction filing; the fact that the majority of tenants end up having to leave their units anyway; concern that the benefit for a small group comes at a steep price for others; small owners who give up and leave the business; redevelopment into more expensive housing or landlords that come in who are more strict; she felt the Right to Counsel program was an ineffective use of public funds; expressed support for emergency rent relief if the City has extra money in the budget noting effectiveness of the program in the past; discussed the explosion of homelessness statewide once funding was discontinued; and she urged Council Members to look beyond appearances of the situation.

Kira Pusch echoed comments made by the first speaker and those in favor of rent relief; voiced support for the proposal noting nationwide disparity between legal representation for landlords and tenants; discussed the proposed model as ensuring that the tenants who need financial assistance and are most vulnerable to unfair evictions will have access to legal services; closing the resource availability gap between landlords and tenants; appreciation for the current program; those being denied full representation due to limited capacity; room for improvement; preventing people from having their lives upended and their physical and mental health affected by losing access to stable housing; appreciation to the City for their commitment to housing affordability; providing a 12-month trial period to collect data to inform future decisions and ongoing discussions on the topic; and repeated studies indicating local fiscal benefits of improved housing stability.

Josh Kamali discussed the amount of money evictions cost landlords; preventing abuse, waste, and fraud with cost sharing; ensuring people are serious about the defense put forth; a suggestion to study the effects to mom-and-pop landlords; and

he agreed with providing rent money to keep people in their homes.

Kevin Lachoff spoke on behalf of himself; discussed concern with the proposal for a quarter cent tax and declaration of a fiscal emergency while adding over a million dollars to the budget with the proposed expansion of the program; increasing the existing structural deficit in the General Fund; tenant advocacy groups already providing services; attorneys who will take on cases on a contingency basis for flagrant abuses; and he expressed support for continuing to provide services and refraining from taking on the new expenditure.

Denise Neal expressed support for comments made by previous speakers and for Bet Tzedek; felt it would be more cost effective to put preventative measures in place and use arbitration and mediation; discussed determining who really needs services; programs to train mom-and-pop and small owners to understand their legal responsibilities; ensuring that tenant and landlord rights and responsibilities are clearly understood; and she proposed use of funding for the Housing Incentive Program.

Discussion ensued between staff and Council Members regarding appreciation to staff for their work and to residents for their input; acknowledgement that landlords typically earn more than tenants do; the imbalance in resources that can make tenants susceptible to unfair and illegal evictions; voices advocating for direct rental assistance; providing different tools where most appropriate and helpful; money savings when preventing people from becoming homeless; lack of guarantee of representation for civil matters; pushing people into homelessness; acknowledgement of limited resources; tools to prevent homelessness; evictions that are not related to lapsed rent payments; the current housing crisis; average rent levels; the amount of money one needs to make in order to not be considered rent burdened; success in keeping tenants housed in other cities; the need for additional information and discussion; consideration of other options; appreciation for the work of Bet Tzedek; comparisons to Stay Housed LA and other providers; and support for passing the ordinance with direction to staff to do due diligence and deliver options to Council Members.

Additional discussion ensued between staff and Council Members regarding the regional housing crisis exacerbated by the wildfires; climate change; the goal to combat homelessness; creating housing for all income levels in the community; housing

insecurity; costs to get people off the street vs. to keep people housed; inherent power dynamics in landlord tenant relationships; best practices from other cities; use of a pilot program to help support data collection; impacts of the relatively new Housing and Homelessness Department in Culver City; being responsive to the current needs of the community; engaging in due diligence; the critical step; review of prior General Fund forecasts; fear as a motivator; spending money that would tangibly help community members; contextualizing conversations; the need to declare the fiscal state of emergency in order to put the tax on the ballot; being data-driven; keeping people housed; ensuring effectiveness; and support for moving forward.

Further discussion ensued between staff and Council Members regarding the reality of the budget shortfall; spending other people's money; fiscal discipline; Jubilo Village; tariffs; support for doing a study on impact to landlords; perceptions about landlords; mom-and-pop landlords that provide affordable housing and are hurting in the current climate; the fact that no one wants to go through an eviction process; co-pays and cost sharing; concern with investing money into a program without more information; support for conducting additional research; creation of an emergency rental assistance program; concern with costing everyone more money; and exploring ways to help landlords and tenants.

Discussion ensued between staff and Council Members regarding support for a rent control and tenant protections ordinance; finding the right balance; support for the most vulnerable; ensuring that mom-and-pop landlords do not sell to corporations; the Right to Counsel program as a benefit to both parties; expediting processes; support for a pilot program coupled with a rental assistance program for mom-and-pop landlords as defined in the ordinance; ensuring that effective tools are used based on Culver City data; waiting on new funding until after the special election; actual number of evictions; looking at a menu of options; support for co-payment options based on a scale; data on UDs; outreach to tenant advocacy groups; looking at what is best for everyone in the City; resolving imbalance; and addressing the housing crisis while supporting landlords.

Additional discussion ensued between staff and Council Members regarding concern with asking the public to pay more while adding to expenditures; the need for data-driven decisions; number of actual evictions; support for short-term emergency catch up rental assistance; people experiencing unforeseen

expenses; understanding how many people actually need full scope legal representation; support for shared cost; money committed to helping people through Housing and Human Services each year; and support for continuing the current contract with Bet Tzedek while additional research is done.

Further discussion ensued between staff and Council Members regarding support for those advocating fiscal responsibility to look at the budget critically; a suggestion to create the program with direction to staff to bring back proposals on how to allocate resources between short-term rental assistance and Right to Counsel; the planned updates to renter protections; looking at options at different budget levels with different providers; creating a program as a start and allowing continued investment as financial prospects look better; bringing back data; creation of a program without directing funding; support for having staff return with a menu of options in order to make a data-driven decision; and the current program.

Council Member Fish moved to adopt the ordinance as written noting that no funding would be directed, rather the intent is to create a Right to Counsel with funding at Council discretion, coupled with a direct rental assistance program and decisions made about funding allocation for both at a later date, and he asked that staff explore additional information on UDs and Notices to Vacate.

Further discussion ensued between staff and Council Members regarding examination of relevant data to provide insight into resident needs to allow for data-driven decision making on how to allocate resources for the Culver City community where the greatest needs are and to make the biggest impact.

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

1. ADOPT AN INTERIM ORDINANCE ESTABLISHING A TENANT RIGHT TO COUNSEL PROGRAM FOR A PERIOD OF 12-MONTHS; AND,
2. DIRECT STAFF TO RETURN WITH DATA REGARDING BOTH THE TENANT RIGHT TO COUNSEL PROGRAM AND RENTAL ASSISTANCE NEEDS FOR CONSIDERATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

ABSTAIN: PUZA

Discussion ensued between staff and Council Members regarding having staff bring back data on actual evictions; examining what a short-term catchup emergency rental assistance program would entail; analyzing how resources could be best spent for a rental assistance program and a Right to Counsel program for consideration during the budget process; including examination of proposals from other service providers; aggregated data; the Rental Registry; looking at whether including UDs and Notices to Vacate can be included in the tenant protection program; direction to staff; and appreciation to Rent Stabilization Coordinator Shannon Louis for her work on the item.

o0o

Public Comment - Items Not on the Agenda

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Kevin Dedakoutouria was called to speak but was not present in person or online.

Denise Neal discussed the exodus of bus drivers in Culver City; impacts to the remaining bus drivers who are overworked; and she asked that the City investigate what is happening and save the bus system.

o0o

Items from Council Members

None.

o0o

Council Member Requests to Agendize Future Items

Council Member McMorris asked about collecting data on types of calls received by CCPD; she received consensus from Vice Mayor Puza and Council Member Fish to agendize a discussion with CCPD about collecting data on the types of calls received; she received consensus from Mayor O'Brien, Vice Mayor Puza and Council Member Fish to agendize a discussion of the language for the current Proclamation of Homeless State of Emergency;

discussed being cognizant of how Culver City is investing in women and girls; ways to evaluate processes and supports for women and girls in leadership; she received consensus from Vice Mayor Puza and Council Member Fish to agendize a discussion of how Culver City supports women and girls with the potential for creation of a formal Commission, Board, or Committee; discussed lack of flexibility with the budget process in Culver City; reported a discussion with the Chair of the Budget Committee in Nashville and read sample questions from their budget questionnaire; noted the difficulty of making comparisons between departments in Culver City; discussed evaluating supports in how information is shared with the public and the City Council; and she proposed a discussion of how people are collecting information to better understand what is happening in a more streamlined and uniform way with a ten question form.

Discussion ensued between staff and Council Members regarding looking at how to deal with the budget process; having every department fill out the same questionnaire; inclusion of an equity piece; allowing uniformity to the process; and City Council consensus was achieved from Vice Mayor Puza, and Council Members Fish and McMorris to agendize consideration of a budget exercise based on the 10-question form used by the city of Nashville.

City Council consensus was achieved to agendize the following items:

- search for a new City Manager
- consideration of an off-cycle sponsorship for the AI LA event
- discussion with CCPD on collecting data on the types of calls received
- discussion of the language for the current Proclamation of Homeless State of Emergency
- discussion of how Culver City is investing in women and girls with ways to evaluate processes and supports for women and girls in leadership including the possibility of a creating a CBC
- agendize consideration of a budget exercise based on the 10 question form used by the city of Nashville

o0o

April 14, 2025

Adjournment

There being no further business, at 11:31 p.m. on 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 28, 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 20, 2025