

## OFFICIAL MINUTES

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

May 26, 2020  
5:30 p.m.

### **Call to Order & Roll Call**

Mayor Eriksson called the regular meeting of the City Council to order at 5:33 p.m. in the Mike Balkman Chambers at City Hall via teleconference.

Present: Göran Eriksson, Mayor  
Alex Fisch, Vice Mayor  
Daniel Lee, Council Member  
Meghan Sahli-Wells, Council Member  
Thomas Small, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

Jeremy Green, City Clerk, indicated that no correspondence had been received for Closed Session items.

MOVED BY COUNCIL MEMBER SAHLI-WELLS. SECONDED BY VICE MAYOR FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN TO CLOSED SESSION.

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### **Closed Session**

At 5:34 p.m. the City Council recessed to Closed Session to consider the following items:

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

City Designated Representatives: City Manager John Nachbar;  
Assistant City Manager Serena Wright

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

Pursuant to Government Code Section 54957.6

**CS-2 CC - Conference with Real Property Negotiators**

Re: 9240 Culver Boulevard

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld,  
Community Development Director; Todd Tipton, Economic  
Development Manager

Other Parties Negotiators: Mrs. Yuki Ishiba of K-ZO Restaurant  
Under Negotiation: Price, terms of payment or both, including  
use restrictions, development obligations and other monetary  
related considerations

Pursuant to Government Code Section 54956.8

**CS-3 CC - Conference with Real Property Negotiators**

Re: Remnant Parcel (Assessor Parcel No. 4215-001-020) on Machado  
Lane Adjacent to 11111 Jefferson Blvd, 5350 & 5380 Sepulveda  
Blvd.

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld,  
Community Development Director; Todd Tipton. Economic  
Development Manager; Murray Kane, City Special Counsel

Other Parties Negotiators: Dominic Adducci, John Buck Company  
Under Negotiation: Price, terms of payment or both, including  
use restrictions, development obligations and other monetary  
related

Pursuant to Government Code Section 54956.8

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**Reconvene/Convene**

Mayor Eriksson reconvened the meeting of the City Council, and  
convened the meeting of the Culver City Housing Authority Board,  
Culver City Parking Authority, and the Successor Agency to the  
Culver City Redevelopment Agency Board at 7:03 p.m. with all  
Members present.

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**Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Eriksson.

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### **Closed Session Report**

Mayor Eriksson indicated nothing to report out of Closed Session.

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### **Recognition Presentations**

Item R-1

#### **CC - Presentation of a Proclamation Designating May as Asian American and Pacific Islander Heritage Month 2020**

Jeremy Green, City Clerk, presented a Proclamation designating May as Asian American and Pacific Islander Heritage Month 2020.

Council Member Small discussed the importance of the Proclamation to the Asian American and Pacific Islander community; the Filipino community; difficulties faced by the community during the COVID-19 crisis; and he expressed appreciation to the City for their support.

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#### **Community Announcements by City Council Members/Information Items from Staff**

Council Member Small thanked non-profit groups who convened on May 23 to facilitate antibody testing at the Wende Museum and he discussed outreach to essential workers at the Culver City Unified School District, restaurants and Feed Culver.

Council Member Sahli-Wells discussed hate crimes against Asian Americans and reported receipt of an award from the American Signing Association.

Mayor Eriksson congratulated Council Member Sahli-Wells on receipt of the award.

Council Member Lee acknowledged racism experienced by the Asian American community and their contributions as health workers.

Vice Mayor Fisch reported that the Sanitation Department was accepting items for bulky item pick up.

Mayor Eriksson reported that everyone was invited to participate in an open-mic Chamber of Commerce event on May 22.

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Item I-1

#### **CC - COVID-19 Update**

Jason Sims, Police Captain, provided an update on the effects of COVID-19 on the community and efforts being taken by City staff to meet challenges; reported that there were no positive COVID cases among City-staff; discussed plans and actions to bring more City staff back to work safely; the focus on at-risk community members; assisted living facilities in the City with COVID cases; homeless outreach; work to develop and implement a safe parking program; infection control protocols; and changes to permitted activities.

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

Mayor Eriksson invited public comment.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Dr. Janet Cameron Hault: presented a poem from Ron Cohen; discussed Memorial Day; difficulties due to COVID-19; and the importance of following City guidelines.

Chad Kroger, activist: asked that the International Space Station be re-named the Tom Cruise International Space Station.

Jeremy Green, City Clerk, read public comment submitted by:

JT Parr: referenced the previous comment submitted by Chad Kroger and expressed support for renaming the Space Station after Tom Cruise.

Bubba Fisch, Bike Culver City: wrote about ways to reduce crowding on sidewalks; accommodating active transportation; the actions of Los Angeles; concern that Culver City is falling behind in efforts; volunteers to help implement improvements; and he requested feedback on a proposal to follow the example of Los Angeles and provide additional space for residents to move about Culver City.

Ron Bassilian: requested a delay to the May 31, 2020 deadline for the Rental Registry; discussed confusing emergency legislation; and the initiative to require voter approval for rent control in the November election.

Mary Daval: expressed support for the Bike Culver City Slow Streets proposal; discussed the actions of other cities; providing space for bicyclists, scooters and pedestrians; support for closing portions of downtown streets to accommodate space for outdoor dining; and she indicated that members of Bike Culver City and Women on Bikes Culver City were available to help bring changes to fruition.

Michelle Weiner: expressed appreciation for the leadership in Culver City; discussed prolonged periods of social distancing; creating walk/bike boulevards; infrastructure needed to transition from Stay at Home orders; she wanted to see Culver City mirror the Slow Streets Initiative of other cities; and she noted that volunteer support was available from Bike Culver City and Women on Bikes.

Jeremy Green, City Clerk, invited David Coles to speak.

David Coles addressed the City Council acknowledging issues faced by Culver City; he did not feel that the COVID-19 pandemic justified abandoning environmental protections; asserted that the Polystyrene Ordinance was being widely ignored; discussed suspended enforcement; struggling restaurants; he noted that the virus stays viable on plastic surfaces longer than it does on paperboard; and he requested that the City Council direct staff to resume monitoring, education and enforcement of the Polystyrene Ordinance.

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

Jeremy Green, City Clerk, indicated receipt of approximately 40 pieces of correspondence for the public hearing item.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

Mayor Eriksson indicated that all Council Members had received copies of all correspondence before the meeting.

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

No changes were made.

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#### **Consent Calendar**

Jeremy Green, City Clerk, reported that no correspondence had been received for any Consent Calendar Items.

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

#### Item C-1

#### **CC:HA:SA - (1) Approval of Cash Disbursements for May 2, 2020 to May 15, 2020**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 2, 2020 TO MAY 15, 2020.

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#### Item C-2

#### **CC:HA:PA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on May 11, 2020**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON MAY 11, 2020.

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Item C-3

**CC - Approval of an Amendment to an Existing Professional Services Agreement with Willdan Engineering for a Contract Permit Technician through End of Fiscal Year (June 30, 2020) in an Additional Amount Not-to-Exceed \$86,500**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR A CONTRACT PERMIT TECHNICIAN, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$86,500;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

**CC - Approval of 1) a Five-Year Extension of Agreement with Turbo Data Systems, Inc., for Software Services for the Web-Based Residential Permit Parking Program Management System, in an Total Amount Not-to-Exceed \$276,000; and 2) a Five-Year Extension of Agreement with Tannery Creek Systems, Inc., for an Electronic Chalking and License Plate Recognition System for Parking Enforcement Vehicles for Automated Parking Enforcement, in a Total Amount Not-to-Exceed \$124,000**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR EXTENSION OF THE AGREEMENT WITH TURBO DATA SYSTEMS, INC. FOR THE WEB-BASED RESIDENTIAL PERMIT PARKING PROGRAM MANAGEMENT SYSTEM SOFTWARE SERVICE IN A TOTAL AMOUNT NOT-TO-EXCEED \$220,000; AND
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE TURBO DATA SYSTEMS AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$56,000, FOR UNANTICIPATED COSTS; AND
3. APPROVE A FIVE-YEAR EXTENSION OF THE AGREEMENT WITH TANNERY CREEK SYSTEMS, INC. FOR ELECTRONIC CHALKING AND LICENSE PLATE RECOGNITION SOFTWARE SERVICE IN A TOTAL AMOUNT NOT-TO-EXCEED

\$124,000; 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.

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Item C-5

**CC - Adoption of a Resolution (1) Approving Culver City's Participation in the Los Angeles Urban County Community Development Block Grant Fund Program for Fiscal Years 2021 Through 2024; and (2) Authorizing the Mayor or His Designee to Execute a Cooperation Agreement with the County of Los Angeles**

THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION (1) APPROVING CULVER CITY'S PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2024; AND (2) AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A COOPERATION AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE COUNTY OF LOS ANGELES.

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Item C-6

**CC - Approval of a Purchase Order with Motorola for Replacement Portable Radios in an Amount Not-to-Exceed \$320,670.00**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH MOTOROLA FOR THE PURCHASE OF REPLACEMENT PORTABLE RADIOS IN AN AMOUNT NOT-TO-EXCEED \$320,670.00; AND

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

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Item C-7

**CC - Approval of an Application for \$16,058.67 in Grant Funds through the Fiscal Year 2020 Department of Justice Bureau of**



**Justice Assistance Patrick Leahy Bulletproof Vest Partnership**

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$16,058.67 THROUGH THE FY 2020 DEPARTMENT OF JUSTICE BUREAU OF JUSTICE ASSISTANCE PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

**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 2020/21 therein, 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 2020/2021, AND (3) SETTING THE PUBLIC HEARING FOR JUNE 8, 2020 AT 7:00 P.M. VIA VIDEO CONFERENCE.

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Item C-9

**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 2020/21 therein, 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 2020/21, AND (3) SETTING THE PUBLIC HEARING FOR JUNE 8, 2020, VIA VIDEO CONFERENCE.

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Item C-10

**CC - Adoption of a Resolution (1) Approving the Engineer's Report for the Sewer User's Service Charge, (2) Declaring the Intention to Order the Sewer User's Service Charge for Fiscal Year 2020/2021, and (3) Setting the Date, Time and Place for Public Hearing**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR THE SEWER USER'S SERVICE CHARGE, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF SEWER USER'S SERVICE CHARGE - FISCAL YEAR 2020/2021, AND (3) SETTING THE PUBLIC HEARING FOR JUNE 8, 2020 VIA VIDEO CONFERENCE.

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Item C-11

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2020/2021, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 1**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 1; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 8, 2020 AT 7:00 P.M. VIA VIDEO CONFERENCE.

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Item C-12

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2020/2021, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 2**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION

May 26, 2020

TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 2; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 8, 2020 AT 7:00 P.M. VIA VIDEO CONFERENCE.

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Item C-13

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2020/2021, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 3**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 3; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 8, 2020 AT 7:00 P.M. VIA VIDEO CONFERENCE.

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#### **Public Hearings**

Item PH-1

**CC - PUBLIC HEARING: Introduction of an Ordinance Approving a City-Initiated Zoning Code Amendment Modifying Development Standards for the Single-Family (R1) Residential Zone**

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF POSTING OF PUBLIC NOTICE.

Michael Allen, Current Planning Manager, provided a summary of the material of record; discussed the process; outreach; acknowledgement to the team who worked on the recommendations; origination and goals of the study; included neighborhoods; draft recommendations; consistency with Culver Crest standards; general consensus from community meetings; accommodating adequate square footage for ADUs; exemptions from Floor Area Ratio (FAR) calculations; the Planning Commission recommendations; correspondence received; concerns regarding the proposed reduction in FAR; anonymous comment received; staff recommendation to include additional language to ensure that

redevelopment on single family homes with cross slope conditions will maintain existing stepping configuration and building pad moving up or down the slope; the proposed percentage approach to setbacks; the priority of emulating single-family homes; allowing for greater flexibility of design; the vertical encroachment plane; double calculation of staircases and elevators as floor area; discouraging bulk and mass in sensitive areas; standards in other area cities; concern with FAR restrictions; expanded rights to build ; and existing FAR ratios in neighboring cities.

John Kaliski, John Kaliski Associates (JKA), provided a presentation on the draft recommendations and related code amendments; discussed incorporating existing Culver Crest Overlay standards into a unified residential overlay district including the Blair Hills/Hetzler Road neighborhood to create one set of uniform standards for all hillside areas in Culver City; allowing for consistent review; reducing the single-family FAR; construction that better fits the scale and style of the neighborhood; adjustments to allowable building height; limitations to pitch; the second story front yard setback requirements; introducing an encroachment plane alongside yards; double height volumes: parking; setbacks for residential accessory structures; constraints to second story side yard facing roof decks; and development of City-wide educational single-family design guidelines.

Discussion ensued between the consultants, staff and Council Members regarding original work on the Culver Crest area; applicability to Blair Hills; similar conditions between Blair Hills and Culver Crest; .45 vs. .50 FAR; the importance of maintaining the context and character of the neighborhood; the General Plan Update; the Hillside Overlay; clarification that no changes are proposed to the Accessory Dwelling Unit (ADU) ordinance and changes will not be applied to Blair Hills; trees and greenspace; landscape and sustainability covered by other mechanisms in the City; clarification regarding current code requirements for landscaping; driveway requirements; enforcement; applicability for new construction; open space requirements; facilitation of light and air; storm water and heat island concerns with allowing a complete non-permeable, paved surface; additional amendments being proposed; comments received; public outreach; the timeline to put together the Residential Design Guidelines; creating a format that is easily transmitted; the original scope of services; next steps; and the budget.

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Eriksson invited public comment.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Nan Herd: expressed support for the proposed restriction and wanted to see maintenance of driveways between homes.

Betty Isono: expressed opposition to approval of the proposed zoning code amendment during the pandemic; concern that the right to attend the meeting and object was being taken away from residents; concern with the photos and format of the survey; demographics of those who objected to the new and larger homes; and developers who buy to profit vs. those who want to build their dream home.

Amy McFarren: expressed opposition to limiting FAR any further and she asked for information on who to contact regarding trees falling on cars in the neighborhood.

Judy Whol: wrote about previous downzoning of her property; asked that the FAR not be reduced; and she expressed concern about reduced property values.

George and Anne Dougherty: expressed support for the proposed changes; discussed mansionization; outside developers; property rights; and quality of life issues.

Greg Cahill: expressed support for the proposed ordinance; concern with losing City identity and the small town ambiance; and asked that the City Council do what they could to stop mansionization of the City.

Stephen Erickson: expressed support for the proposed ordinance; discussed the 2018 election; anonymous mailers; developers; the viewpoint of the majority of Culver City homeowners; and asked that the proposed 50% FAR restriction be put into law.

Steve Mullen: viewed his home as an investment; did not want the size of his home to be limited; and asked that new homes or remodels not be limited in Culver City.

Shannon Andrew: felt the proposal to limit house size to 50% of the lot size to be detrimental to the future of the community; discussed deterring for new buyers; shelter in place; and her plans to remodel.

Ronnie Wong: expressed concern with being able to accommodate the size of their family; public outreach; and requested that the item return after summer to allow time to plan noting that the pandemic had caused delay to their plan submittal.

Jim Gelfat: expressed concern with non-approved grading activity by a developer and the impact to recent development in the lower Crest neighborhood; support for restrictions on artificially modifying grades and topography of a property; protecting development patterns of residential neighborhoods; properties that enjoy topographic diversity in the lower Culver Crest neighborhood; compound slope conditions; evenly terraced lots approved in the 1940s; the consistency of vertical and horizontal separation in the lower Crest; and the intent of the code to protect and preserve the condition.

Chak and Margarita Chie: discussed the process and the final JKA Report recommendation of a .45 FAR; expressed concern with the potential increase to the FAR; questioned the justification of the recommendation; concern that three years of careful study could be negated by a two hour Planning Commission meeting; and urged the City Council to take the utmost care in considering the matter.

Jennifer Trapnel: provided background on herself; expressed opposition to the proposed ordinance; concern with lowering property values; restrictions: modern family square footage needs; opposed second floor and front setback restrictions resulting in tiered wedding cake houses; creativity in housing design: and requested a less drastic zoning proposal.

Jeremy Green, City Clerk, read public comment submitted by:

Steve Mullen and Nancy Gulish: did not want to see remodeling options limited; expressed concern with the potential for reduced value of long term investments; and asked that new homes and remodels in Culver not be limited.

Sean Veder: expressed dismay that three years of work toward sensible and safe development standards were possibly negated by one Planning Commission meeting; concern with treating the interests of developers as more important than that of citizens;



requested City Attorney investigation of a potential conflict of interest with Planning Commissioners; questioned who championed reversing recommendations; expressed continued support for the .45 FAR recommended in the JKA report and agreed to by the City Council and the majority of interested parties in the draft noting that is still higher than in many neighboring cities; and expressed concern that the change was driven by greed and would result in even more density.

Paul Asai: urged the City Council to reconsider the FAR; discussed the process; the desire of the Planning Commission to allow flexibility; the new state law regarding ADUs; concern with incentivizing developers and speculators with looser regulations on home-size; and urged support of the .45 FAR.

Rich Kissel: discussed the FAR issue; home values; developers; passage of the anti-mansionization ordinance in Los Angeles; ensuring the quality of life in residential neighborhoods; the JKA recommendation; actions of the Planning Commission to raise the FAR to .50 and make the City more attractive to developers and speculators; different starting ratios for the hillside areas; he asked the City Council not to provide over-sized opportunities that developers cannot get elsewhere; stated that a .45 FAR for R1 is what the community wants and would not affect property values; and he noted the value of adequate exterior space.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Kathy Pryzgoda: expressed opposition to new FAR restrictions.

David and Evlynne Householder: expressed opposition to a reduced FAR and restrictions on the ability to expand their home.

Alan Resnick: expressed opposition to restricting growth and delaying the inevitable.

Robin Miketta: expressed opposition to any changes to single family residential zoning; discussed additional restrictions and reduced rights; negative impacts to property values and schools; and support for individual property rights and public services.

Steven Hirai: expressed opposition to the proposed revisions and limitations to property rights; discussed the small size of his property; felt that he would be put at a disadvantage and

that a blanket application of the FAR to small and large properties was not fair; and suggested that the ordinance be altered to exempt properties smaller than 5,000 square feet.

Sara T. Hartley: expressed support for the proposed changes to support healthy, sustainable living in Culver City and thanked the consultants and staff for their efforts.

Andrew Ulmen: expressed concern with restricting property rights; financial implications to making such a change; housing shortages; people who work from home and need additional space; and he asked that the matter be held until a reasoned well-attended discussion could be had.

Dan Hyslop: expressed support for the proposed changes; discussed mitigating the effects of outsized home construction; reducing stress and hardship caused by mansionization while allowing for reasonable growth; stated that the 50% FAR was a much needed upgrade to building laws to rein in the imposing development in a city of small and closely adjacent residences; and expressed appreciation for leadership with far-reaching positive effects.

Annika Morris submitted identical comments to those made by Dan Hyslop.

Dr. Claudia Fajardo-Lira submitted identical comments to those made by Dan Hyslop.

Marla Koosed: discussed maintaining the scale of residential neighborhoods; work done by the City to revise single family design standards; state mandated ADU requirements and the resulting FAR of .74; she asserted that nothing had been improved with the exception of allowing ADUs to provide affordable housing stock and she proposed a compromise where the City chooses a .45 FAR with a maximum ADU size of 850 square feet which combined would result in a .62 FAR, or consider a process through the Planning Department where a homeowner can have a home of more than .45 if they are not building an ADU; and she noted the lack of regulations regarding ADUs.

Betty Kao: expressed support for reducing the FAR from 60% to 50%; discussed development on lots adjacent to her property; expressed hope that the second floor would be smaller than the ground floor; concern with a lack of privacy; and she indicated that she would be watching to see what changes would be instituted.



Katherine Altschule: expressed concern with potential limitations to home square footage; discussed caring for aging parents; and the importance of the option to expand to accommodate a multi-generational home.

Janine Sperandio: reported receipt of an anonymous, glossy flyer encouraging residents to oppose measures to restrict FAR; expressed support for considering restrictions to FAR; noted the impact of development on the charm of Culver City; felt that change could be positive; expressed support for smart development; discussed a meeting with Sol Blumenfeld; creating a Culver City Architectural Review Board; the inability of the City to restrict people from building whatever they want on their properties; overdevelopment; and the prudence of limiting FAR.

Walter Shubin: expressed surprise that the Planning Commission had failed to approve the .45 FAR for the entire City that they and the City Council had previously approved for the Culver Crest; discussed the comprehensive study; public input; working to prevent overbuilding; developers; ensuring that developers work in the best interests of the City; the Jackson project; loss of privacy and views; actions and comments by Commissioner Sayles at the Planning Commission meeting; and he asked to City Council to vote to approve the well-thought out standard.

Michelle Ford: expressed concern with the proposed reduction to the FAR; discussed the long history of single family home ownership in Culver City; the need for home improvement; potential loss of profit for developers if the FAR were reduced to .35; potential lawsuits and costs to taxpayers; she felt that the City should not fix problems that do not exist; asserted that the action would give the City Council too much power and authority over property rights; and pointed out the oath sworn by Council Members to uphold the Constitution.

Jeremy Green, City Clerk, read public comment submitted by:

Diane Haun and Scott Sasseen: expressed support for limitations on the size of a house built on a lot and reported receipt of an anonymous flyer asking them to write a letter in opposition of reductions to FAR.

Ken Mand: requested that a similar study of mansionization concerns in R2 areas be expedited.

Michael Murran acknowledged that the issue was contentious; reported buying a house in Culver City with the intention of adding on to it due to lax building requirements; felt that housing prices would be affected; acknowledged the desire to limit mansionization; asked that the item be postponed until the community could come together to voice their concerns; and he suggested grandfathering in those who had previously purchased their homes.

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

Mayor Eriksson received clarification that the action was within the legal scope of the City.

Discussion ensued between staff and Council Members regarding moving forward despite the pandemic; the public comment process; the anonymous mailer; the strong preference from the majority of the community; effort put into the process; expanding the process to include R2 zones; limited resources; the timeline; next steps; the General Plan process; small lots; exceptions; infographics; education regarding ADUs; staff time; applying the rules to single family homes being built in R2 zones; eliminating extra incentives; appreciation for the thought put into the process; ensuring flexibility; working to get the changes in place sooner; transferring the R1 standards to R2 standards; support for the original recommendation of a .45 FAR; form based code; moving forward; length of the process; the different type of public interaction during the pandemic; needs of remote workers; the importance of open space; the prevailing FAR in neighboring communities; appreciation for the work of the consultant; addressing privacy, light and air concerns; dissatisfaction with the detached home model; changes from the state regarding ADUs; being respectful of neighbors; property values; allowing room to grow; City Council support for a .45 FAR; the feeling that R1 and R2 zones are too different to use the same standards for them; downzoning; single-family homes on R2 lots; compliance with state law; having R2 come back to the City Council before becoming part of the General Plan Update; allowing residents time to weigh in; prioritizing resources; concern with increasing the pressure on R2 further; and addressing cross slope conditions.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE THE

PROPOSED ORDINANCE, AMENDING ZONING CODE TEXT AMENDMENT P2019-0036-ZCA MODIFYING STANDARDS FOR THE SINGLE-FAMILY (R1) RESIDENTIAL ZONE WITH THE FAR CHANGED TO .45 WITH CROSS SLOPE CONDITIONS REFLECTED IN SURVEYS AND CONSISTENT WITH NEIGHBORHOOD CONDITIONS.

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**Action Items**

Item A-1

**CC - Adoption of a Resolution Confirming the May 19, 2020 Twelfth Supplement to Public Order (Extension of Residential and Commercial Tenant Eviction Moratoria and Exceptions to Commercial Tenant Eviction Moratorium) Issued by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic**

Mayor Eriksson invited public comment.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Rich Kissel: observed that most businesses were candidates for the pandemic relief programs that would help to pay employees and ongoing expenses, including rent; he asked for the swift reopening of retail stores with sensible conditions; observed support for large chain stores by allowing them to remain open during the pandemic; wanted preservation of affordable housing stock by not protecting tenants who do not need protection; and expressed concern that the wrong people were being helped while the community's most precious resources were being ruined.

Jeremy Green, City Clerk, invited Darrel Menthe to speak.

Darrel Menthe noted that the item would require most of the small restaurants and retail in Culver City to repay within six months; he asked that the repayment period be restored to twelve months; noted that the moratorium would likely expire on August 31 which would require payment of rent on September 1 with full payment of rent from then on while also repaying back rent; expressed concern with the ability of the businesses to meet those payment requirements noting the initial inability of most businesses to make pre-COVID earnings and recover lost monies; allowing as much time as possible to help businesses get back

on their feet; and he expressed concern with undoing the work of the past 25 years and losing the character of the City.

Discussion ensued between staff and Council Members regarding the Los Angeles county model; the feeling that the extra time could make the difference between restaurants and businesses surviving or having to close; removing paragraph 4 to match the grace period for commercial tenants with 1-9 employees; changing to have only two classes of employees: clarification that any business under 200 employees would have 12 months to repay and those businesses over 200 employees, have no grace period; working to find a middle ground; staff time; and ease of administration.

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE MAY 19, 2020 TWELFTH SUPPLEMENT TO PUBLIC ORDER (EXTENSION OF RESIDENTIAL AND COMMERCIAL TENANT EVICTION MORATORIA AND EXCEPTIONS TO COMMERCIAL TENANT EVICTION MORATORIUM), ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC AS AMENDED TO STRIKE ITEM 4 ON PAGE 3 OF THE ORDER INDICATING THAT THE GRACE PERIOD FOR REPAYMENT OF BACK RENTS SHALL BE SIX MONTHS FOR COMMERCIAL TENANTS WHO HAVE MORE THAN 10 OR MORE BUT LESS THAN 200 EMPLOYEES.

Heather Baker, Assistant City Attorney, clarified procedures for moving forward.

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Item A-2

**CC - Adoption of a Resolution Confirming the May 20, 2020 Thirteenth Supplement to Public Order (Allowing Conditional Pet Grooming, Pet Training, and Car Washes) Issued by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic**

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

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, reported that no public comment had been received.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE MAY 20, 2020 THIRTEENTH SUPPLEMENT TO PUBLIC ORDER (ALLOWING CONDITIONAL PET GROOMING, PET TRAINING, AND CAR WASHES) ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

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Item A-3

**CC - (1) Review of the Need for Continuing the Local Emergency Declared on March 14, 2020 by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic, in Accordance with the Requirements of Government Code Section 8630; (2) Discussion of the Continuation of the Waiver of Outdoor Dining Fees and Valet Parking Fees, Currently Expiring June 30, 2020; and (3) Direction to City Manager as Deemed Appropriate**

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, reported that no public comment had been received.

Lisa Vidra, Senior Deputy City Attorney, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding tying language to LA county; waiving outdoor dining and valet parking fees based on the eviction moratoria to August 31, 2020 or until the end of the emergency, subject to extension based on whatever data comes out; coordination; simplification of communication; cost of doing business; costs for increasing outdoor dining space; striking the right balance; encouraging restaurants to open; inclusion of the August 31, 2020 date in the next Public Order; and revisiting the issue in 60 days to comply with state law.

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**CC:HA - Adoption of Respective Resolutions Authorizing the Creation of the COVID-19 Emergency Rental Assistance Program**

Mayor Eriksson invited public comment.

Mimi Ferrel, City Clerk Specialist, read public comment submitted by:

Rich Kissel: expressed support for moving forward with the program.

Tevis Barnes, House Programs Administrator, provided a summary of the material of record.

Sol Blumenfeld, Community Development Director, discussed fiscal impacts; short term assistance; limited funding available for the program; plans to launch the affordable ADU program; staff time; prioritization; and he requested Council direction.

Vice Mayor Fisch thanked staff for their efforts; discussed work to make funding go as far as possible; putting off badly needed affordable housing investments; removing financial and internal stress from poverty and displacement; fiscally responsible action that benefits landlords; and he felt the program was a sound use of monies.

Discussion ensued between staff and Council Members regarding appreciation to staff for prioritizing the item; fear of displacement; keeping people in the community; the number of people participating in the previous rental program; outreach; left-over funding for other programs; phased release of funding; moving the affordable ADU program forward; the difficulty of taking on two programs at the same time with limited staff; delay moving the affordable ADU program forward; increased need; different ways of generating revenue; reshuffling the allocation; affordability covenants; realigning money; additional funding; grants; the difficulty of finding operational funding; the in lieu affordable housing fund; adoption of an inclusionary program; how the flyer pertains to current eviction protection; eligibility criteria; three-day notices to pay or quit being issued without being acted upon to document that renters are not paying; the urgent need for assistance; money recognized by the state; new program money; providing property owners with a letter indicating that they are in violation of the moratorium by issuing three-day notices



to quit; a request to tenants to provide a copy of correspondence from property owners stating that they are in arrears in their rent; and appreciation to staff for their efforts.

MOVED BY MAYOR ERIKSSON, SECONDED BY VICE MAYOR FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND CULVER CITY HOUSING AUTHORITY BOARD: ADOPT RESPECTIVE RESOLUTIONS AUTHORIZING THE USE OF \$1.505 MILLION IN REPAYMENTS OF AMOUNTS THAT WERE BORROWED FROM, OR PAYMENTS OWING TO, THE LOW AND MODERATE INCOME HOUSING FUND OF THE FORMER CULVER CITY REDEVELOPMENT AGENCY (ERAF/SERAF FUNDS) CITYWIDE FOR THE IMPLEMENTATION OF A COVID-19 EMERGENCY RENTAL ASSISTANCE PROGRAM TO ASSIST LOW INCOME CULVER CITY RENTERS IMPACTED BY THE COVID-19 PUBLIC HEALTH CRISIS.

Mayor Eriksson noted that there could be a rush and the program could be oversubscribed.

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

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, indicated that no additional public comment had been received.

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#### **Items from Council Members**

Council Member Sahli-Wells discussed Slow Streets in Culver City; asked that staff provide a report on the status of polystyrene enforcement; discussed the pending second phase of the polystyrene ban; timing; and implementation going forward.

Discussion ensued between staff and Council Members regarding concern with putting an extra burden on restaurants; education and outreach about the existing polystyrene ban; the next phase of the polystyrene ban; timing; and current usage.

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#### **Council Member Requests to Agendize Future Items**



May 26, 2020

The City Council agreed to agendize a discussion of Slow Streets in Culver City, and to direct staff to bring back additional information back on the polystyrene ban.

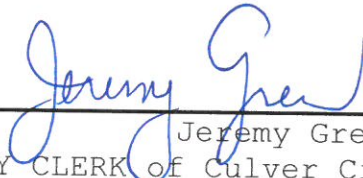
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May 26, 2020

## Adjournment

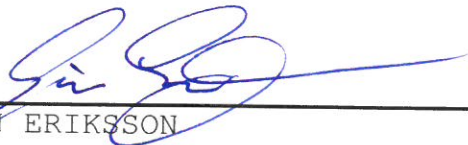
There being no further business, at 11:40 p.m., the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to June 1, 2020.

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



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GÖRAN ERIKSSON  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board, Culver  
City Parking Authority Board, and Culver City Housing  
Authority Board

Date: 9 June 2020