

OFFICIAL MINUTES

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

August 10, 2020
5:30 p.m.

Call to Order & Roll Call

Mayor Eriksson called the regular meeting of the City Council, the Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:33 p.m. in the Mike Balkman Chambers at City Hall via Virtual Webex.

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.

Carol Schwab, City Attorney, indicated that one item listed on Item CS-2 - Conference with Legal Counsel - Anticipated Litigation is in reference to a Liability Claim received by the City from Elie Semaan and the Claim is available for public inspection, and may be accessed by emailing or calling the City Clerk at city.clerk@culvercity.org or (310) 253-5851.

Jeremy Green, City Clerk, indicated that no public comment was received for Closed Session Items.

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

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Closed Session

At 5:35 p.m. the City Council adjourned to Closed Session to consider the following items:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Jason Brown et. al. v. City of Culver City
LASC Case No. BC685439
Pursuant to Government Code Section 54956.9(d)(1)

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CS-2 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation - (1 Item)
Pursuant to Government Code Section 54956.9(d)(2)

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CS-3 CC - Public Employee Appointment
Title: Fire Chief
Pursuant to Government Code Section § 54956.9(b)(1)

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Reconvene

Mayor Eriksson reconvened the meeting of the City Council at 6:53 p.m. with all Members present.

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Recognition Presentations

Item R-1

Presentation of a Commendation to CivicSpark Fellows

Jeremy Green, City Clerk, presented Commendations to Yun "Sunny" Zhao and Cassandra Cortez.

Yun "Sunny" Zhao thanked the City for the opportunity to serve and her supervisors for their mentorship.

Cassandra Cortez thanked the City for the opportunity to serve noting that working on the Ballona Creek Revitalization project

August 10, 2020

was one of her favorite parts of the project as she was able to work with multiple City departments.

Mayor Eriksson and Council Member Small thanked Ms. Zhao and Ms. Cortez for their efforts.

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Item R-2

A Proclamation in Honor of August 2020 as Black Owned Business Month

Jeremy Green, City Clerk, presented the Proclamation in honor of August 2020 as Black Owned Business Month.

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Item R-3

A Proclamation in Honor of Virtual Fiesta La Ballona on August 21-23, 2020

Jeremy Green, City Clerk, presented the Proclamation in honor of Virtual Fiesta La Ballona.

Corey Lakin, Parks, Recreation and Community Services Director, acknowledged the Proclamation noting that the Fiesta La Ballona Committee was grateful for the Proclamation and he invited everyone to attend the event, rain or shine.

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Regular Session

Mayor Eriksson reconvened the meeting of the Culver City Housing Authority Board, 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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Community Announcements by City Council Members/Information Items from Staff

Council Member Small stated that his wife, Joanna Brody, deserved credit for his accomplishments in service to the City; he read a statement dated August 7, 2020 declaring that he would not be seeking a second term on the Culver City Council; he discussed his participation in Culver City Forward; and he indicated that he looked forward to continuing to serve the City.

Council Member Sahli-Wells announced a special City Council meeting on August 13 to present the amortization study for the Culver City portion of the Inglewood Oil Field noting the availability of background information at culvercity.org/oil, and she asked about agendizing a discussion of allowing home businesses access to municipal fiber.

Council Member Lee thanked Council Member Small for his service and he noted the importance of the August 13 City Council meeting on the amortization study of the Inglewood Oil Field.

Vice Mayor Fisch thanked Council Member Small for his service.

Mayor Eriksson expressed eagerness to work with Council Member Small in his new capacity and asked that the meeting be adjourned in memory of David Valentin.

Jeremy Green, City Clerk, reported that the deadline to submit an application to run for the City Council had been extended to August 12, 2020 noting that information was available at culvercity.org/vote.

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Item I-1

COVID-19 Update

Manny Cid, Acting Police Chief and Director of the Emergency Operations Center, provided a brief update on effects of COVID-19 on the region, as well as efforts to address evolving changes and challenges affecting the community; indicated no positive cases among City staff; discussed infection control protocol; reconstitution efforts; monitoring and tracking efforts; county guidelines; education; compliance; and he reminded everyone to practice physical distancing, wear a face covering in public and to follow all city and county guidelines.

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Joint Public Comment - Items Not on the Agenda

Mayor Eriksson invited public comment.

The following individuals addressed the City Council:

Kelli Estes questioned why no report was given about what actually happens in Closed Session; wanted statistics from businesses as to the effectiveness of street closures; and she asked when a video feed for City Council meetings would be available.

Mark Lipman, Vice Chair of the Committee on Homelessness (COH), reported that the COH was reviewing bylaws in order to better reflect the current work being done; noted that the scope of work had grown over the past 12 years; indicated that they were looking to change the name of the body to the Committee on Homelessness and Housing to better reflect housing policies related to homelessness and efforts to prevent homelessness; discussed expanding the mission statement; increasing meeting frequency; expanding the composition of the body to include a permanent member who has direct experience with homelessness; meeting the equity vision; history of the City; the effect of racism on housing; and solidifying the subcommittees and how they work.

Carlene Brown read a quote from Desmond Tutu asserting that people who are neutral in the situations of injustice have chosen the side of the oppressor; asked the City Council to agendize a public discussion of the appointment of Luis Martinez to the Equity and Human Relations Advisory Committee (EHRAC) at the August 24, 2020 meeting; she felt the appointment was a deliberate message against those in the City marching to defend Black lives, against the efforts of the Human Relations Workgroup, and against those who want the Culver City Police

Department (CCPD) to be held accountable to the City Council rather than to the City Manager alone; she discussed the power of the Police Union; circumventing of safeguards; the flawed process and lack of transparency with the appointment of the Labor Representative; and she expressed support for the demand of the Culver City Action Network (CCAN) that the unions retract the nomination, or that Lieutenant Martinez be forced to resign.

Susan Katcher Green provided background on herself; expressed hope that a credible Labor Representative would be selected to serve on the EHRAC; and she read a statement from Prisca Gloor about the death of Leroy Grissom, requesting an agendaized discussion of the issue.

David Coles discussed the Ballona Creek path; advocated for opening the Jackson Gate; and he asked that the City Council take a vote on the matter.

Michelle Weiner echoed earlier comments expressing concern with the appointment of the Labor Representative to the EHRAC; questioned the process; discussed the first meeting; frequency of meetings; work being done; the importance of building community trust; allowing the Committee to succeed; and she asked that the appointment process be revisited with criteria set.

Stacie Neroni requested an evaluation of the appointment of Lt. Martinez to the EHRAC and she asked that the City Council discuss Consent Calendar Item C-7 noting concerns with notification.

Darrel Menthe, Downtown Business Association (DBA), discussed social distancing and use of masks, but the rest of his comments were inaudible.

Mayor Eriksson acknowledged technical difficulties and the difficulty of coordinating technology for the City Council meetings.

Ron Bassilian discussed false statements being made about Luis Martinez; legitimate use of force; he wanted to ensure that all the facts of the case were made public; and he felt there was no point to following through on CCAN's demands.

Discussion ensued between staff and Council Members regarding efforts to hear comments from Freddy Puza.

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Receipt and Filing of Correspondence

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

Jeremy Green, City Clerk, noted that Items C-7 and C-8 had been removed from the Consent Calendar for consideration at a future date.

Council Member Sahli-Wells asked that if Items C-7 and C-8 come back before the City Council as Action Items, that they return with proper public notice.

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Consent Calendar

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4 AND ITEM C-6.

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for July 4, 2020 to July 31, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JULY 4, 2020 TO JULY 31, 2020.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on July 13, 2020 and the Special City Council Meetings on July 16, 2020 and July 27, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON JULY 13, 2020 AND THE SPECIAL CITY COUNCIL MEETINGS ON JULY 16, 2020 AND JULY 27, 2020.

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Item C-3

CC - Adoption of a Resolution Adopting an Amended Mitigated Negative Declaration for the Washington Boulevard Stormwater Diversion Project, PR001

Jeremy Green, City Clerk, indicated that the Resolution had not been attached to the staff report but was provided to the City Council earlier in the day.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AN AMENDED MITIGATED NEGATIVE DECLARATION FOR THE WASHINGTON BOULEVARD STORMWATER DIVERSION PROJECT, PR001.

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Item C-4

CC - (1) Approval of a Professional Services Agreement with Mulholland Consulting, Inc. for Design of Catch Basin Trash Excluder Inserts and Transfer of Los Angeles County-Owned Catch Basins to the City in an Amount Not-to-Exceed \$54,831

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MULHOLLAND CONSULTING, INC. FOR DESIGN OF CATCH BASIN TRASH EXCLUDER INSERTS AND TRANSFER OF LOS ANGELES COUNTY-OWNED CATCH BASINS TO THE CITY IN AN AMOUNT NOT-TO-EXCEED \$54,831; 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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August 10, 2020

Item C-6
(Out of Sequence)

CC - Authorization to Enter into a Use and Maintenance Agreement with the Los Angeles County Flood Control District for the Mesmer Low Flow Stormwater Diversion Project

THAT THE CITY COUNCIL:

1. AUTHORIZE THE CITY TO ENTER INTO A USE AND MAINTENANCE AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE MESMER LOW FLOW STORMWATER DIVERSION PROJECT; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5
(Out of Sequence)

CC:HA - Appropriation of \$1.5 Million from the Culver City Housing Authority Low-and-Moderate Income Housing Asset Fund to Provide Rental Assistance to Culver City Up-to-Low-Income Renters Impacted by COVID-1

Tevis Barnes, Housing Programs Supervisor, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding assisting additional households with one-time emergency Block Grant funding to assist with economic issues related to COVID-19; outreach; efforts of a previous Council to eliminate the Rental Assistance Program; expansion of the program; programs competing for low-moderate income housing fund allocation; impacts on other programs; and the broader program in the future.

Mayor Eriksson invited public input.

The following member of the public addressed the City Council:

Mark Lipman expressed strong support for the program as a good step in the right direction for housing; discussed bridging the gap between landlord and renter; he acknowledged the emergency

measure; felt permanent funding was needed for the program; suggested that assistance be offered on a needs basis; asserted that the program would reimagine public safety and save lives; noted that homelessness is a 24 hour, every day emergency; and he emphasized the importance of keeping low income renters in their homes.

Mayor Eriksson expressed appreciation to staff for their efforts and agreed that the program helped both tenants and landlords.

MOVED BY MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND CULVER CITY HOUSING AUTHORITY BOARD: APPROPRIATE \$1.5 MILLION IN REPAYMENTS OF AMOUNTS THAT WERE BORROWED FROM, OR PAYMENTS OWING TO, THE LOW-AND-MODERATE-INCOME HOUSING ASSET FUND (LMIHAF) OF THE FORMER CULVER CITY REDEVELOPMENT AGENCY CITYWIDE FOR THE IMPLEMENTATION OF COVID-19 EMERGENCY RENTAL ASSISTANCE PROGRAM.

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Item C-7
(Out of Sequence)

CC - (1) Approval of a Five-Year Agreement with G4S Secure Solutions (USA) Inc. to Operate and Manage the Culver City Jail in an Amount Not-To Exceed \$2,095,548.00; and 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment in the Amount of \$388,116.00 to Increase the Funds Available for Jail Management and Operation Services

This item was deferred to a future meeting.

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Item C-8

CC - Adoption of a Resolution Approving a Letter of Agreement with the Culver City Employees Association Pertaining to the Outsourcing of Jail Services

This item was deferred to a future meeting.

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Public Hearings

Item PH-1

CC - PUBLIC HEARING: Appeal of the Public Works Director's Decision for Denial of Request for Removal of City-Owned Parkway Tree Located at 4359 Elenda Street

Charles Herbertson, Public Works Director, provided background on the item and described the process and criteria for removal of a City tree.

Eric Mirzaian, Maintenance Operations Manager, provided a summary of the material of record and discussed the location of the ficus tree; subtle lifting of the sidewalk; criteria; and alternatives to mitigate issues.

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

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Idris Baggia discussed damage to his house; reported that his wife had been injured in a fall; expressed fear that his house would not be livable due to potential damage to the plumbing and foundation; and he asked that the tree or the roots be removed so that the sidewalk would be flat.

Moassam Baggia expressed concern with children playing around the roots of the tree; offered to provide additional pictures; reported damage inside the home; discussed his neighbor's lawn; he asked that if the tree is not removed, that issues be addressed; and he expressed concern for his parents.

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

Discussion ensued between staff and Council Members regarding on-site visits; the findings of the Public Works Director; prioritizing root cutting to address issues; ensuring that the stability of the tree is not jeopardized; benefits of the tree vs. concentrated drawback for the neighbor; making accommodations to solve the problem in the near term; damage to the house; liability; foundation damage; expediting the root pruning; eliminating issues with walking on an uneven surface; value of the tree; solving the problem without removing the

tree; increasing the temperature of adjacent houses with tree removal; and agreement to stay in contact with Mr. Baggia to address issues.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: AFFIRM THE DECISION OF THE PUBLIC WORKS DIRECTOR TO DENY THE APPLICANT'S REQUEST FOR TREE REMOVAL LOCATED AT 4359 ELENDIA STREET WITH ROOT PRUNING AND FIXING OF SERVICES PRIORITIZED BY PUBLIC WORKS AND DIRECTION TO STAFF TO STAY IN COMMUNICATION WITH MR. BAGGIA IF THERE ARE ANY OTHER ISSUES.

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Item PH-2

CC - PUBLIC HEARING: Appeal of the Public Works Director's Decision for Approval of Request for Removal of City-Owned Parkway Tree Located at 10729-31 Northgate Street

Charles Herbertson, Public Works Director, provided background on the item and reported that the tree had met criteria for removal.

Eric Mirzaian, Maintenance Operations Manager, provided a summary of the material of record noting that this tree had caused extensive damage to the public right of way; he discussed severe uplift of the curb, gutter and pavement; past root cutting done to the tree; the extensive evaluation done by the arborist; potential hazards; and clarification that removal is a last resort.

Discussion ensued between staff and Council Members regarding additional root pruning; sidewalk uplift; water pooling; patching; asphalt ramps; repair costs; replacement trees; preserving the urban forest; the Hazard Rating Scale; wind exposure; and potential limb breakage.

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

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Craig Jablin, Ad Hoc Committee Dedicated to Saving the Northgate/Galvin Trees, provided background on himself; noted that a non-resident applicant wanted the trees removed; acknowledged negative impacts to a small portion of the sidewalk and the adjacent roadway; discussed criteria; the small amount of time to address the removal request; false claims that the trees impact the sewer and gas lines; evidence of illegal trimming and root cutting; creative engineering solutions to repair the tree, sidewalk and roadway; discretionary removal decisions; the Urban Forest Master Plan; and on behalf of the Ad Hoc Committee, he asked that the City Council delay the decision until a street and roadway repair solution is presented that saves the Northgate/Galvin Trees.

Cynthia Mabus provided background on herself; felt that the trees were overgrown and presented a risk to public safety; discussed damage to property and public right of way; repairs made; permits pulled for the work; unstable tree canopies; and she admitted trimming the tree due to the requirement from her insurance company for trimming before they would agree to provide coverage.

Vered Mimovitch expressed support for the appeal; discussed benefits of trees; the difficulty of replacing the benefit; environmental impacts; important benefits of the urban forest; estimated value of the specific trees; and the reduced value of the street with removal of the trees.

Shavit Melamed discussed popularity of the area for children to play in; asserted that the trees did not prevent neighborhood activities, but rather built community and that tree removal was unnecessary; and asked that the City Council acknowledge community concern for the ficus trees.

Jack Skelly provided background on himself; expressed objection to removal of the trees; discussed livability through good planning; the valuable asset to the neighborhood; asserted that there was no responsible reason to remove the trees; and he felt that spending time and resources to remove the trees was not a good idea during the pandemic.

Brook Bryant provided background on herself; expressed support for retaining the trees; discussed root pruning; buyers who want to live in neighborhoods with mature trees; increased property values; a petition circulating; outreach; expressed concern with setting a precedent that trees be cut down if there is sidewalk lift; and she asked that the decision be

carefully considered as it would take decades to replace the canopy.

Lisa Skelly provided background on herself; asked that the removal of the Northgate/Galvin trees be postponed; discussed the request from an absentee landlord; the number of people who could be fed with the funds that would be expended on removal of the trees; and she asserted that unnecessary expenditures should be set aside during the pandemic with monies dedicated to the most vulnerable.

Suzanne Debeneditis urged the City Council to follow the recommendation of the City Arborist to allow for further inspection; acknowledged root intrusion; expressed concern for the environment and cancer risks; and she noted the important environmental and health benefits provided by the trees.

Peter Sebastian asked for evidence of hazardous conditions; discussed minor damage to a little-used dead-end street; the request of a single resident to have the trees removed at City-expense; references to a gas-line problem that the gas company is unaware of; and he asked that the City Council visit the site to view the situation.

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

Discussion ensued between staff and Council Members regarding drainage; the proposed replacement tree; the gas line; factors in the decision making process; the fact that the gas company is not concerned; the potential to divert water to address standing water issues; reimagining the infrastructure service while retaining the trees; storm water capture; elimination of parking; using the area as a pocket park; costs for removal of the trees; money set aside in the budget for tree removal; concerns raised by the arborist; proper pruning; creating space to allow the ficus trees to thrive; taking the time to imagine other outcomes; Measure CW and Measure C; green infrastructure; property tax assessments; achieving storm water benefits and adding a parklike location; funding access; resident concerns; concern with expending funds for a controversial removal during the pandemic; dollar value of the trees; grants for pocket parks; neighbor participation; access; maintenance; coordination with The River Project; and nature-based solutions to stormwater.

MOVED BY VICE MAYOR FISCH, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DELAY THE DECISION REGARDING THE APPLICANT'S REQUEST FOR REMOVAL OF TWO TREES LOCATED AT 10729-31 NORTHGATE STREET UNTIL SUCH TIME THE PUBLIC WORKS DIRECTOR CAN RETURN TO THE CITY COUNCIL WITH AN EVALUATION OF ALTERNATIVE SOLUTIONS PROPOSED BY THE CITY COUNCIL.

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Item PH-3

CC - PUBLIC HEARING: Consideration of Tentative Tract Map No. 82562, P2019-0046-TTM for a Residential Condominium Subdivision at 3906 Tilden Avenue in the Residential Medium Density Zone

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE.

Michael Allen, Current Planning Manager, introduced the item noting that staff had received and reviewed email correspondence distributed to Council Members contesting several project components relating to Design and Development Standards for the project; he noted that the Tentative Tract Map is what is being considered; and he reported that the Design and Development Standards had been previously reviewed and approved by the Planning Commission on June 10 and that the appeals period expired on June 25, 2020.

William Kavadas, Associate Planner, provided a summary of the material of record.

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

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Michael Miller provided background on himself; expressed concern with the approval of invasive plans, as well as with the scope and scale of the development; discussed the process; the size of the structure; neighborhood incompatibility; issues with light and privacy; proposed use of the property; construction

noise interfering with homeschooling during the pandemic; diminished parking in an already impacted neighborhood; traffic; increased trash and second-hand smoke; and he felt the roof deck was a violation of Section 17.400.105a1b of the Culver City Municipal Code.

Mayor Eriksson indicated that Council Members had read the letter submitted by Mr. Miller.

Andrew Weissman, attorney for the developer, discussed recent email correspondence; notice provided; opportunity to be heard; and participation of the previous owner in the process.

Jeremy Green, City Clerk, indicated that project representatives were present to answer any questions.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Michael Allen, Current Planning Manager, indicated that concerns expressed by the speaker were part of Design and Development Standards previously considered by the Planning Commission at the June 10, 2020 meeting; he discussed the public notification process; clarified that the item before the City Council was consideration of the Tentative Tract Map and unrelated to concerns raised by the adjacent neighbor; and he indicated willingness to meet with the neighbor to address concerns from an administrative standpoint.

Discussion ensued between staff and Council Members regarding City policies; code compliance; height; the roof deck; setbacks; adding net new housing; the potential for a ban on natural gas hookups for new buildings; appreciation for the depth and breadth of the staff report; changes made by the developer to address concerns; acknowledgement that the project fits into the zoning; state law issues that compel approval; effective use of land; and acknowledgement of the concerns of the neighbor and encouragement for them to contact City staff to seek resolution.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 82562, SUBJECT TO THE CONDITIONS OF APPROVAL TO ALLOW A FIVE-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3906 TILDEN AVENUE.

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Action Items

Item A-1

CC - Adoption of a Resolution Confirming the August 4, 2020 Twenty-Second Supplement to Public Order (Extension of Eviction Moratoria) 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.

Jeremy Green, City Clerk, called upon individuals who indicated wanting to speak on the item, but received no response.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE AUGUST 4, 2020 TWENTY-SECOND SUPPLEMENT TO PUBLIC ORDER (EXTENSION OF EVICTION MORATORIA), 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-2

CC - (1) Progress Update from the Culver City Economic Recovery Task Force; (2) Discussion of Allowing Commercial Fitness/Gym/Camp Establishments to Temporarily Use Designated Outdoor Park Spaces Subject to the Approval of the Parks, Recreation and Community Services Director; (3) Discussion of Community Messaging; (4) Discussion of Potential Business and Employment Assistance Resources; and (5) Direction to the City Manager as Deemed Appropriate

Elaine Warner, Economic Development Project Manager, provided a progress update from the Culver City Economic Recovery Task Force.

Corey Lakin, Parks, Recreation and Community Services Director, discussed gyms and fitness businesses that do not have outdoor space and have set up operations in local parks; the need to maintain available park space for individuals who want to engage in passive and active recreation; youth sports; regulation of

outdoor park spaces; enforcement; issuance of permits for temporary use of designated parks facilities; park rental fees; and complaints.

Discussion ensued between staff and Council Members regarding education; enforcement authority; community frustration; people who do not wear masks; citations as a means of prevention; priority for permits; requirements for permit issuance; balance; equity; limited space; utilization of the Plunge by outside swim clubs; businesses with a connection to the community; usage by the Culver City Unified School District (CCUSD); child care; and current fees.

Mayor Eriksson invited public comment.

The following member of the public addressed the City Council:

Marian Quintanilla expressed support for creative solutions to help community members; providing a sense of community; health and wellness; fees; and difficulties for small businesses.

Discussion ensued between staff and Council Members regarding unintended consequences; the need for a more fleshed out proposal; coordination with CCUSD; fee structure; costs to the City; partial fee waivers; helping businesses with a reasonable fee; the need for additional research; managing contracts with private residents; using fees to help build up staff presence to address underlying issues; people not wearing a face covering; moving forward quickly; allowing staff discretion to adjust and find equitable solutions to issues that arise; space allocated; the outdoor dining program; agreement to support the idea and charge discounted fees to cover costs of monitoring of space usage and enforcement of following COVID-19 rules; determining which fees should be waived; staff time, hourly rates for lights and per hour fees; fees for businesses vs. for non-profits; usage for Culver City residents and businesses vs. outside groups; park ambassadors; enforcement; Park Patrol and CCPD; procedures to address non-compliance; the importance of covering additional staff costs; support for providing staff the authority to accomplish agreed upon goals; the relationship between park staff and CCPD; creating a culture of compliance; safeguarding staff; finding a balance; concern with people who do not have permits and will not operate within regulations; and concern with overreliance on CCPD.

Council Member Sahli-Wells discussed action-oriented, innovative, community messaging and coordination with a local artist.

Discussion ensued between staff and Council Members regarding community messaging; the banner proposals; concern with competition for scarce resources; hesitation to start a banner campaign; programs in other cities; creating art in empty store fronts; communicating the message that the City is here to help; leveraging investments to support the local artistic community; brightening up spaces in a meaningful way; use of funding for temporary art installations; the two phase proposal; working to beautify street spaces; intervening to make street treatments more vibrant and art oriented; immediate positive changes; wrapping barriers with artwork; messaging content; decorative art on street furniture; incorporating a larger portion of the City, not just the downtown area; providing cohesive messaging throughout the City; the need for more messaging about masks; supporting businesses in other areas of the City; support for taking a less traditional approach; and the need to act quickly.

Discussion ensued between staff and Council Members regarding potential business and employment resources; the certification program; the COVID Smart Program; establishing a rating system on efforts to prevent the spread of infection; different certification programs being established by third parties; the timeline for implementation; coordination with the county and the Chamber of Commerce; online training protocols for employees; available resources; standards for opening by business type; residents who prefer to go out in Santa Monica due to more diligent mask-wearing; the timeline for the county; and reassuring people about the safety of Culver City.

Additional discussion ensued between staff and Council Members regarding community messaging; the dynamic nature of the situation; being equitable to all parts of the City; involving local artists; activating spaces that are not currently functional; incorporating messaging into a banner program; prioritizing mask messaging; agreement for a more creative use of funds for local artists, not including banners, but instead addressing barriers and vacant store fronts across the City with innovative ways to accomplish the same goal; business and employee resources; the feeling that banners are a quick and easy way to move forward; ensuring that workers know where to get help if business owners are not providing a safe environment for them; outside provider rating systems; costs; allowing staff discretion; appreciation for the large amount of work done;

training programs for employees; whether to make the workforce resource poster mandatory during the crisis; availability of a downloadable poster; tracking for compliance; printing posters for small businesses that do not have the means to comply; reconsideration of the Sustainable Business Certification program; using concrete benches in the Public Works Yard for pop-up street activation throughout the City; creation of parklets and other opportunities; the USC collaboration; analyzing the future of office space; and work with the subcommittee to evaluate allowing home based businesses to connect to the City fiber network.

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Item A-3

CC - Adoption of a Resolution Approving the Primary Argument Against One Initiative Measure to be Considered by the City's Electorate at the General Municipal Election of November 3, 2020, Requiring Voter Approval of Any Ordinance Establishing Rent Control or Prohibition on Residential Rent Increases

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

Mayor Eriksson invited public comment.

The following members of the public addressed the City Council:

Isaac Jakubwicz asked that all possibilities be considered until it is clear that COVID-19 is under control; discussed the emergency situation; adoption of the resolution; rent control; felt that the City Council should be accountable for the damage that COVID-19 has caused to the City; and he expressed concern with homelessness.

Kelli Estes felt that the argument was misleading and full of lies; she asserted that the measure would not end rent control as AB 1482 would still be in effect; felt the City Council was trying to scare people into voting against the measure; noted that the voters of Culver City would always have the ability to put forward an initiative; felt that the voters should be able to vote on rent control; noted that COVID protections were available throughout the pandemic; and she felt that those Council Members who wrote the argument should resign.

Discussion ensued between staff and Council Members regarding

consistency of format throughout the document; clarification regarding signatures on the document; concern with language that could be outside of what the measure really entails; and Mayor Eriksson indicated that he would abstain from voting on the item.

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY VICE MAYOR FISCH THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE PRIMARY ARGUMENT AGAINST ONE INITIATIVE MEASURE TO BE CONSIDERED BY THE CITY'S ELECTORATE AT THE GENERAL MUNICIPAL ELECTION OF NOVEMBER 3, 2020, REQUIRING VOTER APPROVAL OF ANY ORDINANCE ESTABLISHING RENT CONTROL OR PROHIBITION ON RESIDENTIAL RENT INCREASES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSTAIN: ERIKSSON

Jeremy Green, City Clerk, indicated that the declaration would be available by August 11 for Council Member signatures.

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Item A-4

CC:HA -Approval of a Professional Services Agreement with InPark Sales, LLC for the Removal, Transfer, Purchase and Installation of Mobile Homes on an As-Needed Basis in an Amount Not-to-Exceed \$300,000

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

Mayor Eriksson invited public comment.

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; work with residents on hoarding issues; hoarding as a health and safety issue; people who need help; those at risk of becoming homeless; staff creation of the program to provide meaningful assistance; staff who have spent their own money to provide services and help people in real need; appreciation for the level of service and time put in to address a problematic issue; helping people

maintain their housing; commendation to Enforcement Services Manager Marian Aspnes for her work; and appreciation for the unique program.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND CULVER CITY HOUSING AUTHORITY BOARD:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH INPARK SALES FOR THE REMOVAL OF MOBILE HOMES DEEMED UNINHABITABLE AND THE TRANSFER, PURCHASE AND INSTALLATION OF NEW REPLACEMENT MOBILE HOMES IN AN AMOUNT NOT TO EXCEED \$300,000; 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 A-5

CC - (1) Discussion Regarding the Outstanding Loan Provided to Culver City Arts Foundation; and (2) Direction to the City Manager as Deemed Appropriate

Serena Wright-Black, Assistant City Manager, provided a summary of the material of record and read the motion made by the Cultural Affairs Commission: "In light of the COVID-19 pandemic and resulting economic uncertainty, and on the basis that the Culver City Arts Foundation should be as financially sound as possible to assist our struggling arts institutions, the Cultural Affairs Commission recommends to the City Council that the Culver City Arts Foundation's loan from the City be deferred for an additional year until June 30, 2021 and a repayment plan revisited at that time."

Mayor Eriksson invited public comment.

The following member of the public addressed the City Council:

Sehnita Mattison, Cultural Affairs Foundation, discussed recent art installations in Culver City; joint partnerships between the Foundation and the Helms Design Center; discontinued fundraising as a result of the pandemic; efforts to create emergency funding for artists; leveraging funding from the loan

to directly give back to artists and the local economy in Culver City; and she expressed appreciation for Commission support and for the potential deferment and hopeful loan forgiveness in the future.

Discussion ensued between staff and Council Members regarding support for deferring for one year with a repayment plan.

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

1. AUTHORIZE THE CITY ATTORNEY TO FINALIZE A REVISED MEMORANDUM OF UNDERSTANDING AND LOAN DOCUMENTS, AS APPLICABLE, TO APPROVE DEFERRING THE LOAN FOR ONE YEAR; AND,
2. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Public Comment - Items Not on the Agenda

Mayor Eriksson invited public comment.

Jeremy Green, City Clerk, indicated that no additional members of the public were available to speak.

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Items from Council Members

Mayor Eriksson reported that the City had produced a new video encouraging people to wear masks.

Vice Mayor Fisch questioned whether the subcommittee needed to find a fifth person to sign the primary argument in Item A-3 as only four Council Members would signing.

Discussion ensued between staff and Council Members regarding clarification that Mayor Eriksson's abstention on Item A-3 meant he would not sign the argument; the ability to add a name after the fact; and the authority of the subcommittee to gain another signature.

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Council Member Requests to Agendize Future Items

August 10, 2020

Council Member Sahli-Wells noted that the Smart Cities Subcommittee would consider connecting municipal fiber to home-based businesses and report back to the City Council, so it was not necessary to agendize the matter.

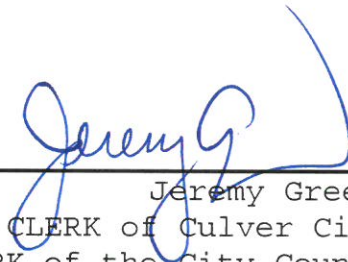
MOVED BY MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED THAT THE MEETING BE ADJOURNED IN MEMORY OF DAVID VALENTIN.

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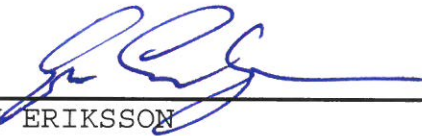
Adjournment

There being no further business, at 12:28 a.m., Tuesday, August 11, 2020 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of David Valentin to a special meeting on August 13, 2020 at 6:00 p.m.

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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, and Culver City Housing Authority Board
Culver City, California



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

Date: 24 August 2020