

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

March 22, 2021
7:00 p.m.

Call to Order & Roll Call

Mayor Fisch called the regular meeting of the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:03 p.m. in the Mike Balkman Chambers at City Hall via Virtual Webex.

Present: Alex Fisch, Mayor
Daniel Lee, Vice Mayor
Göran Eriksson, Council Member*
Yasmine-Imani McMorris, Council Member
Albert Vera, Council Member

*Council Member Eriksson arrived at 5:43 p.m.

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Mayor Fisch invited public comment.

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN, VERA
NOES: NONE
ABSENT: ERIKSSON

Closed Session

March 22, 2021

At 5:05 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Real Property Negotiators

Re: Underground Oil Pipeline Through City

City Negotiators: John Nachbar, City Manager; Jesse Mays, Assistant to the City Manager

Other Parties Negotiators: Representatives of Torrance Valley Pipeline Company

Under Negotiation: Both Terms and Price

Pursuant to Government Code Section 54956.8

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CS-2 CC - Conference with Legal Counsel - Anticipated Litigation

Re: Initiation of Litigation - One Item

Code Section 54956.9(d)(4)

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

Re: Significant Exposure to Litigation - Two Items

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

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Regular Session

Mayor Fisch reconvened the meeting of the City Council, the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:02 p.m. with all Council Members present.

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Closed Session Report

Mayor Fisch indicated nothing to report out of Closed Session.

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Pledge of Allegiance

Mayor Fisch led the Pledge of Allegiance.

Council Members agreed to work toward concluding the meeting before midnight.

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CC - COVID-19 Update

Roger Braum, Assistant Fire Chief, provided a brief COVID-19 Update; discussed the vaccination clinic partnership with Los Angeles County Department of Public Health and the Parks, Recreation and Community Services Department for eligible populations at the Senior Center with information available at vaccinatelacounty.com; he asked that everyone continue to follow safety guidelines through the decreasing cases of COVID-19; and he indicated that additional information was available at culvercity.org/coronavirus.

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Presentations to City Council

Item P-1

Greeting and Visit by Los Angeles County District Number 2 Supervisor Holly Mitchell

Supervisor Holly Mitchell congratulated Council Members Vera and McMorris on their election to serve on the City Council; she commended the City on their partnership with holding a vaccine clinic; she indicated willingness to partner with Culver City; discussed the American Rescue Plan; the pandemic; and she emphasized her commitment to cities in the Second District.

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Joint Public Comment - Items NOT on the Agenda

Jeremy Green, City Clerk, discussed procedures for making public comment.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Kelli Estes stated that she was aware of what the county had planned for reopening but was unaware of what the City would be

doing.

Sebastian Hernandez, Culver City Action Network (CCAN), discussed the slow pace of the Public Safety Review; the number of police employees; enactment of a hiring freeze; concern with posted jobs; the recommendation by the Solidarity Consulting Report, backed by the Center for Public Safety Management Report; the delay in implementing the mobile crisis unit; and he wanted to see progress moving forward more rapidly.

Rebecca Rona-Tuttle, Equity Human Relations Advisory Committee (EHRAC) Chair, discussed items to be considered at the upcoming EHRAC meeting; the Racial and Equity Action Plan; upcoming events; and she encouraged everyone to participate in the March 23 EHRAC meeting.

Colin Diaz discussed items on the agenda and meeting length; limiting comments from Council Members to five minutes; and the importance of showing collaboration with the community and ensuring efficiency.

Mark Lipman discussed the proposed Direct Housing Pilot Program; addressing wraparound services; the recent Committee on Homelessness meeting; reports from Upward Bound House and Saint Joseph Center; and clarification that if the City provided the rent portion of the Direct Housing Program, Saint Joseph has indicated they would be able to absorb the wraparound services.

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Receipt and Filing of Correspondence

Mayor Fisch reported receipt of 98 pages of correspondence noting that items received after the deadline could not be received and filed.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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The following item was considered out of sequence.

Community Announcements by City Council Members/Information Items from Staff

Council Member McMorris discussed the mass shooting in Atlanta noting that she was standing in solidarity with the Asian community; she expressed hope that the world was working to change; and stated that she was praying for everyone impacted by senseless gun violence.

Council Member Vera asserted that there was no room for hate.

Council Member Eriksson expressed concern with recent shootings.

Vice Mayor Lee observed that the more the world gets back to normal, the more people get back to being their worst selves; he wanted to see effort to make substantive changes; and he noted many countries that do not have frequent mass shootings also do not have strong gun control policies.

Mayor Fisch commented that recent events were the most visible part of a wave of violence against Asian and Pacific Islanders; discussed the commitment of the City to protect the safety and rights of residents; continued work; and the need to live up to declarations.

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Order of the Agenda

Community Announcements were made after Public Comment; Items C-10, C-12, C-3, and C-5 were considered at the beginning of the Consent Calendar; and Item A-3 was deferred to a future meeting.

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Consent Calendar

Item C-10
(Out of Sequence)

CC - (1) Approval of the 90% Completed Plans and Specifications for the MOVE Culver City - Downtown Corridor Project PS017 (Project) and Authorization to Publish a Notice Inviting Bids; and, (2) Adoption of a Resolution Certifying the Project will be Completed by a Skilled and Trained Workforce and Granting Exemptions from the California Environmental Quality Act (CEQA)

Rolando Cruz, Chief Transportation Officer, provided a summary of the material of record.

THAT THE CITY COUNCIL:

1. APPROVE THE 90% COMPLETED PLANS AND SPECIFICATIONS FOR THE MOVE CULVER CITY - DOWNTOWN CORRIDOR PROJECT PS017 AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS; AND,
2. ADOPT A RESOLUTION CERTIFYING THE PROJECT WILL BE COMPLETED BY A SKILLED AND TRAINED WORKFORCE AND GRANTING EXEMPTIONS FROM CEQA.

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Item C-12
(Out of Sequence)

CC - (1) Approval of an Amendment to the Professional Services Agreement with Sam Schwartz for the MOVE Culver City Project in an Amount Not-to-Exceed \$673,167.66; (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Amendment; (3) Authorization to the City Manager to Approve Amendments to the Agreement for Contingency Costs of 18% Not-to-Exceed \$122,000.00; and (4) (FOUR-FIFTHS VOTE REQUIREMENT): Approve a Budget Amendment in the Amount of \$662,682.82 to Bridge the Gap in Project Funding for the Professional Services

Rolando Cruz, Chief Transportation Officer, discussed the proposed amendment to the Sam Schwartz contract; addressing concerns of the Downtown Business Association (DBA); the change order to address the scope; and the long-term vision for downtown.

Mayor Fisch invited public input.

The following member of the public addressed the City Council:

David Coles expressed enthusiasm for the project and wanted to ensure that Culver City worked to complement the work of Los Angeles to turn West Adams Boulevard into a Complete Street by connecting the two projects.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SAM SCHWARTZ FOR THE MOVE CULVER CITY PROJECT IN AN AMOUNT NOT-TO-EXCEED \$673,167.66; AND,

2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AMENDMENT; AND,

3. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 18% NOT-TO-EXCEED \$122,000.00; AND,

4. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$662,682.82 TO BRIDGE THE GAP IN PROJECT FUNDING FOR THE PROFESSIONAL SERVICES (REQUIRES A FOUR-FIFTHS VOTE); AND,

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

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

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Item C-3
(Out of Sequence)

CC - (1) Award of Construction Contract in the Amount of \$315,000.00 to Onyx Paving Company Inc., as the Lowest Responsive and Responsible Bidder for the Construction of the Rancho Higuera Neighborhood Traffic Management Program (NTMP); (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in a Total Amount Not-to-Exceed \$47,250.00 (15%); (3) Authorization of Material Testing from an On-Call Consultant in an Amount Not-to-Exceed \$10,000; and (4) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Allocate the Unused Remaining Amount from PO-008 to PF-025, Bicycle/Pedestrian Action Plan Implementation

Mate Gaspar, Engineering Services Manager, presented a summary of the report on behalf of Javier de la Cruz.

Heba el-Guindy, Mobility and Transportation Engineering Manager, provided background on the project.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Beth Lane thanked everyone for their efforts on the project; discussed providing a visual plan; Phase 2; the Trial Phase;

and she wanted to be able to show past and present residents what the completed project would look like.

Bubba Fish emphasized the importance of having diverse representation in the meetings; discussed Business Roundtables being held; concern with the business community having an outsized voice; the need for public meetings where anyone can join; the need to re-think engagement; opening up meetings to everyone; business being done in private meetings; and he wanted to see everyone get a seat at the table.

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO ONYX PAVING COMPANY, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE RANCHO HIGUERA NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM (NTMP) IN THE AMOUNT OF \$315,000.00; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN A TOTAL AMOUNT NOT-TO-EXCEED \$47,250 (15% OF BID); AND,
3. AUTHORIZE MATERIALS TESTING BY AN ON-CALL CONSULTANT IN AN AMOUNT NOT-TO EXCEED \$10,000; 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; AND,
6. APPROVE A BUDGET AMENDMENT TO ALLOCATE THE UNUSED BALANCE OF \$367,612.50 FROM PO-008 RANCHO HIGUERA NTMP TO PF-025, BICYCLE AND PEDESTRIAN ACTION PLAN IMPLEMENTATION (FOUR-FIFTHS VOTE REQUIRED).

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Item C-5
(Out of Sequence)

HA - Approval of an Amendment to the Existing Professional Service Agreement with Saint Joseph Center to Continue Expanded Homeless Outreach Services During Weekdays, Evenings, and Saturdays in an Amount Not-to-Exceed \$699,659

March 22, 2021

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

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Disa Lindgren was pleased to see expanded outreach for underserved residents; she proposed increasing the Client Assistance Services section of the budget; noted the increasing number of unhoused people in the City; and the need to provide temporary safe housing.

Tevis Barnes, Housing Programs Administrator, discussed the proposal from Saint Joseph Center; dollar amounts for the Flex Funds; and leveraging funds from other entities.

THAT THE CULVER CITY HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SAINT JOSEPH CENTER TO CONTINUE EXPANDED HOMELESS OUTREACH SERVICES DURING WEEKDAYS, EVENINGS, AND SATURDAYS FOR THE PERIOD OF APRIL 1, 2021 THROUGH APRIL 1, 2022 IN THE AMOUNT NOT TO EXCEED \$699,659; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/APPROVE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for February 27, 2021 to March 12, 2021

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 27, 2021 TO MARCH 12, 2021.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meetings on March 1, 2021, March 3, 2021, and March 8, 2021

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETINGS ON MARCH 1, 2021, MARCH 3, 2021 AND MARCH 8, 2021.

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Item C-4
(Out of Sequence)

CC - Adoption of a Resolution Appointing the City's Director and Alternate Directors to the California Transit Systems Joint Powers Authority (CalTIP)

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPOINTING THE TRANSIT OPERATIONS MANAGER, SAMANTHA BLACKSHIRE, AS THE CITY'S REPRESENTATIVE DIRECTOR TO THE CALTIP BOARD; AND TO DESIGNATE THE TRANSIT OPERATIONS SAFETY & TRAINING COORDINATOR, HECTOR CALVINISTI, AND THE SENIOR MANAGEMENT ANALYST/TRANSIT FINANCE, NICK SZAMET, AS THE CITY'S FIRST AND SECOND ALTERNATE DIRECTORS, RESPECTIVELY.

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Item C-6
(Out of Sequence)

CC - (1) Approval of a Memorandum of Understanding with the County of Los Angeles Registrar-Recorder/County Clerk for Real Property Transfer Tax Collection; and (2) Adoption of a Resolution Establishing Rules and Procedures Necessary for the Implementation of the Real Property Transfer Tax in Accordance with Culver City Municipal Code Section 3.08.400.D

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF LOS ANGELES REGISTRAR-RECORDER/COUNTY CLERK FOR THE COLLECTION OF THE CULVER CITY REAL PROPERTY TRANSFER TAX; 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; AND,

4. ADOPT A RESOLUTION ESTABLISHING RULES AND PROCEDURES NECESSARY FOR THE IMPLEMENTATION OF THE REAL PROPERTY TRANSFER TAX.

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Item C-7

CC - CONTINUATION OF PUBLIC HEARING TO APRIL 12, 2021: Adoption of a Resolution Approving an Exception to the City's Subdivision Design Standard to Allow the Development of Three Detached Townhome Style Residential Units Located at 4044 Madison Avenue

THAT THE CITY COUNCIL: CONTINUE TO APRIL 12, 2021 THE PUBLIC HEARING REGARDING THE FOLLOWING MATTER: ADOPTION OF A RESOLUTION APPROVING AN EXCEPTION TO THE CITY'S SUBDIVISION DESIGN STANDARD TO ALLOW THE DEVELOPMENT OF THREE DETACHED TOWNHOME STYLE RESIDENTIAL UNITS LOCATED AT 4044 MADISON AVENUE.

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Item C-8

CC - FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in the Amount of \$509,097.73 from the Los Angeles County Measure W Safe Clean Water Parcel Tax

THAT THE CITY COUNCIL: APPROVE OF BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE) IN THE AMOUNT OF \$509,097.73 FOR THE RECEIPT OF MEASURE W SAFE CLEAN WATER PROGRAM FUNDS FROM LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

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Item C-9

CC - Receipt and Filing of the Final Internal Controls Audit Report of Enterprise Risk Assessment

THAT THE CITY COUNCIL: RECEIVE AND FILE OF THE INTERNAL CONTROLS AUDIT REPORT OF ENTERPRISE RISK ASSESSMENT.

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March 22, 2021

Item C-11
(Out of Sequence)

CC - Adopt a Resolution Approving the Classification and Salary Plan for City Employees Effective March 22, 2021

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE CLASSIFICATION AND SALARY PLAN FOR CITY EMPLOYEES EFFECTIVE MARCH 22, 2021.

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-12.

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Mayor Fisch received clarification regarding the number of speakers for each item, and he indicated that Item A-4 did not consider the elimination of the R-1 zone.

Action Items

Item A-1

CC - Adoption of a Resolution Adopting an Updated City Council Policy No. 4210 Entitled Fraud, Waste and Abuse of City Resources, including the Related Internal Audit Framework, which shall Supersede Current City Council Policy 4210 Fraud Prevention

Onyx Jones, Chief Financial Officer, provided a summary of the material of record, and she discussed the new division and the hiring of Punit Chokshi.

Punit Chokshi, Senior Management Analyst, discussed the Internal Audit Division Framework.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; outreach; statistics for calls received by the Hotline; the process for reporting; quarterly reporting summaries; lack of activity; educating the public about what is available; encouragement for employees to make use of the resource; and increasing the focus on the waste aspect in the future.

Mayor Fisch invited public comment.

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

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADOPTING AN UPDATED CITY COUNCIL POLICY NO. 4210 ENTITLED FRAUD, WASTE AND ABUSE OF CITY RESOURCES, INCLUDING THE RELATED INTERNAL AUDIT FRAMEWORK, WHICH SHALL SUPERSEDE CURRENT CITY COUNCIL POLICY 4210 FRAUD PREVENTION.

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Item A-2

CC/HA - 1) Discussion of Affordable Housing Programs, Including Creation of Affordable Modular Housing Units or Development of a Homeless Shelter on Identified Sites; 2) Discussion of Findings and Recommendations of the Motel Reuse Feasibility Study to Provide Shelter Beds or Permanent Supportive Housing; 3) Update on the COVID-19 Emergency Rental Assistance Program and Provide Direction for Extending the Program; and (4) Direction to the City Manager on the Foregoing Items as Deemed Appropriate

Sol Blumenfeld, Community Development Director, introduced the item.

John Kaliski, Kaliski and Associates, reported being hired to provide a feasibility study for adaptive reuse of existing hotel/motel sites in Culver City for affordable housing; he described the process; and he discussed identified candidates.

Sol Blumenfeld, Community Development Director, indicated that staff was looking for guidance on the purchase of sites for a shelter or for permanent supportive housing; he discussed site size; communication with property owners; the process for moving forward; operating costs; collaboration with the county; and the limited budget.

John Nachbar, City Manager, discussed federal funding; earmarks; and the deadline.

Discussion ensued between staff and Council Members regarding one-time funding; the process moving forward; property cost; and appreciation to staff for their efforts.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Khin Khin Gyi, provided background on herself; expressed support for the recommendation from the consultants; discussed potential housing types; locations; and she asked the City to contact the Governor's Office to get information about available state-owned land for affordable housing.

Karlo Silbiger provided background on himself; expressed support for the item; discussed consideration of whether the facility would be a shelter or permanent supportive housing; fitting within the larger context of how homelessness is being addressed in the community; other housing opportunities; ensuring that properties are used in the most impactful way; outreach to neighbors; and spreading out affordable housing in all parts of the community.

Darryl Cherness wanted to see concrete action to place the homeless in housing; expressed support for exploring the feasibility of various proposals including hotel reuse for homeless housing, modular housing, shelter construction at specific locations, construction of modular units at the Community Garden, and the Accessory Dwelling Unit (ADU) incentive program; discussed promoting community support; security; the moral obligation to help the homeless in Culver City; and the right of everyone to be treated with dignity and to have basic shelter.

Bubba Fish provided background on himself; expressed support for the item; wanted to see people get off the street; discussed the goal of permanent supportive housing; root causes; parking requirements; free public transit; safe parking; elimination of R-1 zoning; and the importance of increased housing supply.

Mark Lipman discussed other recommendations from the Committee on Homelessness; the Safe Parking Program; the ADU program; clearly defining what is considered workforce housing; the Direct Housing Pilot Program; the importance of taking a bottom-up approach; making important changes immediately; those who participate in re-housing programs that are moved out of the City; the Housing Locator app for Saint Joseph; being welcoming to those who make a lot of money, but not for those with the least amount of money; and the importance of housing people in the community now instead of waiting for future options.

Judi Sherman discussed creativity being used to address issues; repurposing empty office spaces; she thanked staff for their efforts; and she wanted the Safe Parking Program to be implemented soon.

Ron Bassilian, Protect Culver City, asserted that Sepulveda was being turned into a homeless corridor; stated that local residents were being terrorized by the homeless with certain streets not being walkable anymore; and he indicated being in touch with residents in the area.

Discussion ensued between staff and Council Members regarding partnering with the county and non-profit organizations; making use of a hybrid model; the Housing First Model; providing a service center for those who have not been connected to housing; modular housing; implicit support from Supervisor Mitchell's Office; county support; earmarks; and allocations.

Sol Blumenfeld, Community Development Director, discussed the Venice parking lot; collaboration with Paul Koretz; costs; the number of potential modular units vs. shelter beds; and the need for Council direction in order to proceed.

Additional discussion ensued between staff and Council Members regarding discretion to proceed expeditiously with either modular units or a shelter at the Venice parking lot site; the need for a strong partnership with Los Angeles in order to proceed; clarification that Culver City owns the Venice parking lot; costs; concern with potential difficulties coordinating with Los Angeles; the importance of gaging interest; support for moving forward with locations that the City can control completely; changes since the start of the pandemic; counterproposals put forth in 2019; support for permanent supportive housing over shelters; the commercial component; creating a connection to job training or a job that will hire someone who has been unhoused for many years; motel reuse; feasibility with hotel/motel reuse; addressing resident concerns; a suggestion that the Mayor contact Paul Koretz's office for exploratory meetings; service providers for permanent supportive housing; and Culver Palms United Methodist Church.

Sol Blumenfeld, Community Development Director, discussed the Virginia lot; potential uses; Sprung shelters; and the need for direction from the City Council.

Discussion ensued between staff and Council Members regarding a potential partnership with an affordable housing developer;

potential lease issues; developer interest in the property; current usage of Sprung shelters; safety concerns; pallet shelters; support for providing transitional housing; site limitations; site planning; feasibility; costs; identifying collaborators; safety and security; looking at sturdy, long-term housing for the larger site; utilizing the space to house as many people as possible; prioritizing rapid response housing where people are now; identification of a partner for development; dangers associated with shelters; looking for more permanent solutions; providing safe, below market housing on the Virginia lot; outstanding leases; length of time to accomplish a large project; repurposing a portion of the site for another use in the meantime; complications for businesses in the area; problems that will arise once things move forward; renegotiation of leases; and the actions of Redondo Beach to create facilities.

Sol Blumenfeld, Community Development Director, discussed the Methodist Church project and creation of extremely low to moderate affordable housing units.

Additional discussion ensued between staff and Council Members regarding meeting Regional Housing Needs Assessment (RHNA) goals; partnerships; staff impact; gap funding; and City Council consensus to support a potential text amendment to grant ministerial approval for certain projects up to 20 units.

Tevis Barnes, Housing Programs Administrator, indicated the need for guidance regarding extending the Rental Assistance Program (RAP) with unexpended funds; 79 households approved to participate; other Housing Authority programs; whether to have another application process; modification to program guidelines; areas of concern during the vetting process; the requirement that applicants only receive assistance from one entity; a suggestion that families be allowed to receive assistance from more than one entity as long as they are not concurrent; applicant assets; direct owner payments; owners who refuse to participate in the program; Block Grant funds; the Low to Moderate Income Asset Fund; SB 91; program overlap; and modifications to program guidelines.

Further discussion ensued between staff and Council Members regarding Council consensus to support another round of the Emergency Rental Assistance Program, the staff recommendation regarding guideline changes including non-simultaneous participation in subsidy programs, the asset test, and addressing owner refusal to participate in the RAP; cash assets;

the architect competition to provide ADU plans; City Council consensus to direct the Planning Commission to consider pre-printed ADU plans for the City; and a request to staff to report back on usage of the COVID Rental Assistance Program with excess funds to be put back in to the City ADU program.

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Item A-3

CC - (1) Discussion of a Potential Hero Pay Ordinance to Provide Additional Compensation to Grocery Workers, Retail Workers and Front-Line Workers at Southern California Hospital; and (2) Direction to the City Manager as Deemed Appropriate

This item was deferred to a future City Council meeting.

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Item A-4

CC - (1) Consideration of Adoption of Alternate Proposed Resolutions Establishing Guiding Principles for Culver City's 2021-2029 Housing Element Update; and (2) (If Desired) Adoption of the Proposed Resolution of Choice

Ashley Hefner Hoang, Advance Planning Manager, provided a summary of the material of record.

Eric Yurkovich, Raimi and Associates, provided a brief presentation on the Housing Element; discussed relating the Housing Element to other Elements in the General Plan; key components; shifting policy context around housing in California; RHNA; the Housing Element Sites Inventory Analysis; the recommended buffer; housing needs over the General Plan time horizon; the broader General Plan; General Plan Land Use Alternatives; the preferred land use map; California Environmental Quality Act (CEQA) impacts; mapping out housing programs for Culver City; and the potential need to update City zoning.

Discussion ensued between staff and Council Members regarding the past Housing Element update; the review period; different options available; clarification that the elimination of R-1 zoning is not considered in either option; the Regional Early Action Plan (REAP); the experience of San Diego; support for being a model in the state rather than a defendant in litigation;

de-facto triplexes; and changes in the state regarding R-1 zoning.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Kate Ainslie was called to speak but did not respond.

Nancy Barba expressed support for the first version of the Housing Element to encourage housing growth in the community; discussed equal distribution of low-income housing; Opportunity Atlas; the importance of furthering fair housing; future housing production; and previous failure of the City to meet RHNA goals.

Rosi Gabl was called to speak but was not present in the meeting.

Max Gabl was called to speak but was not present in the meeting.

Bubba Fish provided background on himself; expressed support for the proposed resolution; and he discussed benefits of the proposal.

Amy Ellzey expressed opposition to the proposal to move forward with multi-family housing zones in Culver City; felt it was inappropriate to make major changes without large scale resident involvement; she asserted that the changes would attract more expensive construction, increase home prices and drive-up rents resulting in the displacement of people of lesser means; discussed the defeat of SB 50; inferior design; homeless who lobbied against the proposed bill in Marin county; increased vacancies; she noted that the need was not pressing; and she asked the City for their equal representation of residents by not changing the zoning.

Eden Miller expressed support for option one of the proposed resolution as she felt the changes would improve the City and provide equity.

Leah Lee expressed support for the modified resolution in support of affordable, fair and equitable housing distributed throughout the City; discussed the history of the City; and she felt that the change would make the City an even more idyllic place to live.

Elias Platte-Bermeo, Culver City for More Homes; expressed support for bringing more affordable housing to the City;

discussed obstruction of development; the need for a transformative housing element; and planning an accessible affordable City for people of all walks of life and income levels.

Kate Ainslie was called to speak but could not be heard.

Ryan Olson discussed addressing with the housing crisis and he expressed support for the proposed model resolution.

Patrick Meighan, Culver City for More Homes, expressed support for the original proposed model resolution, attachment number one as he felt that restrictions would be reduced; discussed bringing more housing to the City; he felt that R-1 zones should not be maintained; discussed equitable housing; segregated housing construction; and meeting housing goals.

Luanne Chang provided background on herself; she did not want to see Culver City more densely populated than it already is; discussed vacant units; traffic; concern with abolishing R-1 zoning; the fact that full utilization of ADUs has not happened yet; and she expressed concern with inviting a world that would not result in equitable housing, but instead, only benefit developers.

Jared Morgan expressed support for the resolution; discussed reversing obstructionism; equitable housing; increased affordable housing; expansion of the City's housing supply; and becoming a welcoming City for all walks of life.

David Voncannon provided background on himself; expressed support for increasing the housing supply in the City; discussed concern with the specific resolution put forward; determination of site eligibility; the need for additional information; application of principles; the need for public outreach; and the importance of addressing the impacts of increased density.

Allen Lulu was called to speak but did not respond.

Patricia Bijvoet expressed support for the proposed resolution, option 1; discussed much needed housing; and the difficulty of getting housing built.

Ron Bassilian discussed the amount of time available to respond to the item; the e-comment section; effects of the change; comments from Culver City for More Homes representatives;

concern with eliminating R-1 zoning; outreach; and he proposed tabling the item pending in-person access to provide feedback.

Shannon Gaulding provided background on herself and expressed support for the proposed housing resolution, attachment 1 to provide more housing, including low-income housing distributed equitably throughout the City.

Kelli Estes indicated that she did not see how the changes would result in affordable housing for everyone; she discussed displacement of current renters; tearing down buildings to build larger developments; zoning changes; areas excluded from the changes; the need for additional public outreach; concern with enacting dramatic changes to the City without extensive resident involvement; and the need for proper public notice using regular mail, not just email notifications before making changes.

James MacGaffey provided background on himself; expressed support for the proposed resolution; and discussed addressing injustice and inequality.

Mark Lipman discussed people concerned that the proposed changes will make small town Culver City a mini-Manhattan; developers vs. people who care about affordable housing and those who have been left out; the failure of the resolution to address affordable housing; premature action proposed; the fact that there has not been a full-housing debate about what the community wants; the Rent Control debate; holding major corporations coming into the City accountable for making housing unaffordable; and he noted that the City was being divided and should be brought together to consider what residents want.

Michelle Weiner provided background on herself; expressed support for the proposed resolution in attachment number 1; discussed fairness; housing location; holding major corporations accountable; failure to address RHNA in the past; the process; the General Plan Committee; and she did not want to see the process stalled.

Johanna Gullick provided background on herself; expressed support for option 1 in the staff report; discussed impactful policies; increased incentives for more density; Housing Element policy; she urged the City to move forward with a site inventory; discussed the need for money to meet the housing goals; the Housing Element Technical Advisory Committee; creative funding; and she asked that City financing options be explored.

Linda T expressed support for the first proposed model resolution noting that the City needed to address issues with a solution distributed equally.

Disa Lindgren provided background on herself; discussed support for the proposed model resolution, without modification; discussed the need for more housing and for policies to address climate change; and making up for the history of racial and economic discrimination in the City.

Zennon Ulyate-Crow provided background on himself; noted the need for more homes; expressed support for the proposed item; discussed the affordability crisis; the climate crisis; the need for a more pro-housing, equitable future; and he wanted to see R-1 zoning changed.

Dr. Kate Ainslie, Culver City for More Homes, expressed support for the resolution; discussed the process; appreciation for the efforts of staff and the consultants; codifying the ideals of Culver City; creating a Mayberry for all; setback limitations; and enhancing the ability to offer affordable housing.

Connor Finney thanked the City Council for their consideration; expressed support for the resolution; and he encouraged the City to consider changes to R-1 zoning.

Discussion ensued between staff and Council Members regarding agreement to hold off on consideration of Item A-3 due to the lateness of the hour; appreciation to staff for their efforts; support for making changes to the community to provide access to affordable housing; the importance of equity; the robust process; climate impacts; continued impacts of the history of the City; privilege; valuing diversity; backing up words with policy; RHNA obligations; concern with nebulous language; outreach and education; the need for additional public input for an item with such a lasting impact; including the entire community in the conversation; a suggestion to involve the Economic Development Subcommittee in the process; the need for transparency; confusion expressed by residents; the long-term housing conversation, but the newness of the proposal; the importance of ownership opportunities; the need to increase housing; the percentage of residents who work in the City; work being done on the Housing Element to satisfy RHNA numbers; consideration of Culver City in the context of being surrounded by Los Angeles; concern with adopting the resolution as written; the upcoming community workshop on Land Use Alternatives planned for April 29; multiple opportunities to provide input;

compliance with state mandates; the role of government; addressing inequities perpetuated by the government; the regional nature of the issue; the need to collaborate with other organizations; instances where Los Angeles has followed the lead of Culver City; alignment of purposes; protecting the health and safety of residents and stakeholders; providing as much housing as possible; the legacy of racist R-1 zoning; issues of class, race and misogyny; the ability of government to perpetrate, exacerbate or remediate issues; vacancy taxes; creating affordable housing; fears based on the perception of renters vs. homeowners; symbiotic vs. parasitic relationships; the historic amount of housing created; changing neighborhoods in the City; realistic site capacity; the housing guide; the probability of redevelopment; the jobs/housing imbalance; concern with potential lawsuits for failure to comply with state law; a suggestion to move forward while working on items 1 and 2 and obtain information about items 8-9; survey data; flexibility with the implementation deadline; meeting the adoption deadline with the existing approach; the opportunity to fine tune items; taking advantage of work being prepared at a regional level; incorporating findings; duplication of efforts; fine-tuning for things specific to Culver City; ADU permit streamlining and production actions; the REAP project; affirmatively furthering fair housing; naturally occurring affordable housing; alternative funding mechanisms and models; the plan to provide as much information to all the westside cities as possible; drafting of model ordinances; acknowledgement that academics are not planners; and practical constraints.

Additional discussion ensued between staff and Council Members regarding ensuring that constituents are heard and that things are written clearly and made understandable; the need for additional outreach; putting things in simpler terms; ensuring transparency; the Emergency Rental Assistance Program; Feed Culver; acknowledgement of different interests in the City; other opportunities for input from the community; state requirements; the difficulty of simplifying things that are not simple; acknowledging the complexities of housing; overriding goals; residents who are concerned that things are needlessly complicated; length of the process; and City Council consensus was achieved to handle principles 3, 4, 6 and 7 within the existing scope of work, address principles 1, 2 and 5 in phase 2 after adoption covered by the contingency budget if they cannot be done within the existing scope of work, rely on the Westside Cities Council of Governments project findings for principles 8 and 9, and not include principle 10.

Further discussion ensued between staff and Council Members regarding reporting on the status of the principles; staff agreement to provide the draft element before presentation to HCD; deadlines; the possibility of deferring the work of principles 1 and 2 until services can be cheaper; next steps; the process; the need for the item to come back when A-3 comes back; and City Council consensus that the Planning Commission review the principles.

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Public Comment - Items Not on the Agenda

Mayor Fisch invited public comment.

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

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Items from Council Members

Discussion ensued between staff and Council Members regarding scheduling; upcoming meetings; and agreement that the next City Council meeting would be held on April 12, 2021 with Item A-3 included on that agenda and heard first.

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Council Member Requests to Agendize Future Items

Vice Mayor Lee discussed the push to bring climate goal timelines forward, and he received City Council consensus to consider support of a resolution to bring the timeline to sell only carbon neutral vehicles forward to 2030.

Mayor Fisch discussed concerns voiced that construction could bring about the demolition of existing apartments; the Ellis Act; and he received consensus to agendize a discussion of taking a position on AB 854.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY MAYOR FISCH AND UNANIMOUSLY CARRIED THAT THE MEETING BE ADJOURNED IN MEMORY OF THOSE KILLED IN THE RECENT SHOOTINGS IN BOULDER, COLORADO AND IN ATLANTA, GEORGIA.

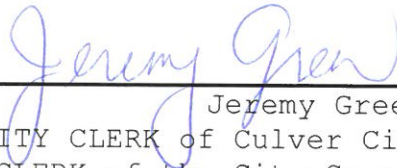
March 22, 2021

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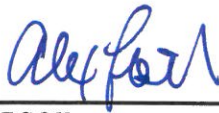
Adjournment

There being no further business, at 12:08 a.m., March 23, 2021 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of those killed in the recent shootings in Boulder, Colorado and in Atlanta, Georgia, to a regular meeting to be held on April 12, 2021.

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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



ALEX FISCH
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: 12 April 2021