

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

September 27, 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 5:32 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

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Mayor Fisch invited public comment.

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

**Closed Session**

At 5:33 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment

September 27, 2021

Agency Board adjourned to Closed Session to consider the following Closed Session Item:

**CS-1 CC - Public Employee Appointment**

Title: City Attorney

Pursuant to Government Code Section 54957(b) (1)

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#### **Reconvene**

Mayor Fisch reconvened the City Council for Recognition Presentations at 6:34 p.m. with all Council Members present.

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#### **Recognition Presentations**

##### Item R-1

**CC - Presentation of a Proclamation Designating September 2021, as "Hispanic Heritage Month 2021" in Culver City**

Jeremy Green, City Clerk, presented the Proclamation Designating September 2021 as "Hispanic Heritage Month 2021" in Culver City.

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##### Item R-2

**CC - Presentation of a Proclamation Designating September 2021, as "Suicide Prevention Month 2021" in Culver City**

Jeremy Green, City Clerk, presented the Proclamation Designating September 2021 as "Suicide Prevention Month 2021" in Culver City.

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##### Item R-3

**CC - Presentation of a Proclamation Designating October 3<sup>rd</sup> through 9<sup>th</sup>, 2021, as "Fire Prevention Week" in Culver City**

Jeremy Green, City Clerk, presented the Proclamation Designating October 3<sup>rd</sup> through 9<sup>th</sup>, 2021 as "Fire Prevention Week" in Culver City.

Jeremy DeBie, Fire Captain, thanked the City for the proclamation.

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Item R-4

**CC - Presentation of a Proclamation Designating October 6, 2021 as "Clean Air Day" in Culver City**

Jeremy Green, City Clerk, presented the Proclamation Designating October 6, 2021 as "Clean Air Day" in Culver City.

Brian Sheridan, Coalition for Clean Air, discussed the intent of "Clean Air Day"; noted the importance of small actions; he invited everyone to go to [cleanairday.org](http://cleanairday.org) and take the pledge as well as to participate in the bike ride on October 3 starting at the ArcLight Cinema in Culver City; and he encouraged everyone to do their part for clean air.

Mayor Fisch discussed City events for "Clean Air Day" as well as ongoing programs and improvements to promote clean air and sustainability in the City.

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**Regular Session**

Mayor Fisch reconvened the regular meeting of the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board at 7:09 p.m. with all Council Members present.

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**Pledge of Allegiance**

John Nachbar, City Manager, led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor Fisch indicated nothing to report out of Closed Session.

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**Community Announcements by Members/Information Items from Staff**

Council Member McMorris discussed the Summer of Equity Conference on September 30 with information available on Supervisor Holly Mitchell's website; the ending of eviction protections on September 30; assistance for landlords or renters at [housingiskey.com](http://housingiskey.com); and resources available through the Culver City Housing Department.

Council Member Eriksson highlighted events happening in Culver City including the Drive-in movie event organized by The Exchange Club and the annual Car Show at West L.A. College.

Vice Mayor Lee expressed appreciation for the recognition of Suicide Prevention Month; noted higher suicide rates for veterans than for the general population; he hoped that the City would do as much as possible to connect veterans to services and housing; discussed the proclamations for "Clean Air Day" and Fire Prevention Month; the change in the fire season in California; informing policy decisions at the local, state and federal level; the panel at the League of Cities Summit on Housing; examination of affordable housing at Vets Park; the inclusionary ordinance for mixed-use developments; the agenda discussion for affordable housing overlays; the affordable ADU program; the temporary use of funds for the pandemic rental assistance program; efforts with other jurisdictions; funding from various elected officials; SB9 and SB10; and appreciation for the work done by Culver City.

Mayor Fisch thanked Council Member Eriksson, Heather Baker and Lisa Vidra for attending his panel at the League of Cities and he discussed the presentation on democratic lotteries.

Diana Chang, Transportation Planning Manager, announced that MOVE Culver City would connect the downtown area with the Metro e-line Culver City station and the Arts District with a variety of mobility options; she discussed the quick build process; work performed from October 11-November 19; additional information available on the website; and she invited community members to take the pre-implementation survey available through October 10 at [moveculvercity.com](http://moveculvercity.com).

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

Mayor Fisch invited public comment noting that the 20-minute time limit would be adhered to.

The following members of the public addressed the City Council:

Ron Ostrin commented that the cost of the hospital lawsuit had already exceeded \$100,000 and the amount would only become more expensive; he urged the City to settle the case as he felt that continuing would put the City in a vulnerable position; discussed liability; Item A-3; creation of the Housing Element; the inability of residents to consider the full Housing Element; documentation by Dr. Bryan Sanders; enriching the 1% to the detriment of the environment; densification of the City; concern with outside forces coming in to radically and irreparably harm the City; and he asked Mayor Fisch and Vice Mayor Lee to resign.

Mayor Fisch respectfully requested that Mr. Ostrin apologize to City staff noting that they had put a large amount of work into the Housing Element.

Bryan Sanders discussed concerns that documentation should have been made available to the public without his public records requests as part of a transparent process; campaigns that touted transparency; participation of Professor Christopher Elmendorf in the process going back to January 2021; complaints about the hired consultant and Planning staff; and he questioned how the City was going to handle the City Council making back room deals.

Jeannine Wisnosky Stehlin thanked Bryan Sanders for the public records requests; discussed letters written and inquiries made regarding the Housing Element; agendas and staff reports; things that staff was not aware of; drafting of the guidelines; she suggested that Council Members take a moment to walk to school with kids noting unsafe conditions, and she proposed placing beg buttons at strategic intersections so that all pedestrians may cross safely.

Council Member Eriksson proposed that the issue of beg buttons be considered by the Mobility, Traffic and Parking Subcommittee.

Mayor Fisch noted that the Subcommittee could also go over efforts to address issues over the last several years.

Ron Bassilian was called to speak but could not be heard.

Colin Diaz was pleased to see Council Members back in City Council Chambers; announced the Culver City Education Foundation event on October 16 with additional information available at [cces4schools.org](http://cces4schools.org); and he announced Women in Business Leadership Award honorees noting the event would be on November 4 with additional information at [culvercitychamber.com](http://culvercitychamber.com).

Joshua Michael Edra proposed consideration of alternatives to mandatory vaccinations; discussed the use of Ivermectin; he asked the City Council to be more open-minded; discussed achieving national immunity; concern with mandating that people take an experimental injection; and he noted that vaccines could possibly make COVID worse.

Mark Lipman, Advisory Committee on Housing and Homelessness Chair, expressed best wishes to Karlo Silbiger as he leaves for the east coast; provided an update on the work of the Committee; discussed the Direct Housing presentation; the need for clarification regarding Committee autonomy for public outreach; City Council approval for outreach events; holding a Landlord Fair; streamlining the process; he proposed increasing the amount for the Accessory Dwelling Unit Grant program; improving participation; waiving permit fees; monthly costs; getting rents within the Fair Housing rates set by HUD (Housing and Urban Development) so that Section 8 vouchers can be applied; possibilities for attaining and maintaining affordability goals; and providing stability for cost-burdened tenants and landlords while saving money overall.

AJ Liberation indicated that he had intended to speak on item C-10.

Ruth Roofless was called to speak but did not answer.

Karim Sahli indicated that he intended to speak on Item C-3.

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The following item was considered out of order.

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

Order of the Agenda was considered before Receipt and Filing of

Correspondence; Items C-3, C-5, C-7, C-9, C-10 and C-15 were considered separately after the approval of the Consent Calendar; and Items A-1, A-3 and A-5 were deferred to a future meeting.

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

Jeremy Green, City Clerk, indicated that about 113 pages of correspondence had been received.

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

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#### **Consent Calendar**

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-4, C-6, C-8, AND C-11 THROUGH C-14.

#### Item C-1

**CC:HA:SA - (1) Approval of Cash Disbursements for September 4, 2021 to September 17, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR SEPTEMBER 4, 2021 TO SEPTEMBER 17, 2021.

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#### Item C-2

**CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of September 13, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 13, 2021.

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Item C-4  
(Out of Sequence)

CC - (1) Approval of the Final Plans for the Transfer Station Push Wall; (2) Award of a Construction Contract to Concept Consultant, Inc., as the Lowest Responsive and Responsible Bidder, in the Amount of \$294,150, for the Construction of the Culver City Transfer Station Push Wall Project, P-948; and (3) Authorization to the Public Works Director/City Engineer to Approve Change Orders, for an Amount Not-to-Exceed \$29,415 (10% of Contract Amount) to Address Unforeseen Construction Costs

THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS FOR THE TRANSFER STATION PUSH WALL;
2. AWARD A CONSTRUCTION CONTRACT TO CONCEPT CONSULTANT, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$294,150 FOR THE CULVER CITY TRANSFER STATION PUSH WALL PROJECT, P-948;
3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, FOR AN AMOUNT NOT-TO-EXCEED \$29,415 (10% OF CONTRACT AMOUNT), IF NECESSARY, TO ADDRESS UNFORESEEN CONSTRUCTION COSTS;
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-6  
(Out of Sequence)

CC - Adoption of an Ordinance Amending, Title 5, Public Works, of the Culver City Municipal Code (CCMC) to Add a New Chapter 5.08 Entitled "Mandatory Organic Waste Disposal Reduction Regulations"

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING, TITLE 5, PUBLIC WORKS, OF THE CULVER CITY MUNICIPAL CODE (CCMC) TO ADD A NEW CHAPTER 5.08, MANDATORY ORGANIC WASTE DISPOSAL REDUCTION REGULATIONS, AND WAIVE FURTHER READING.

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Item C-8



(Out of Sequence)

CC - Adoption of a Resolution Establishing Penalties and Interest for Non-payment of the Required Cannabis Business Tax under Culver City Municipal Code Chapter 11.32

THAT THE CITY COUNCIL: ADOPT A RESOLUTION ESTABLISHING PENALTIES AND INTEREST FOR NON-PAYMENT OF THE REQUIRED CANNABIS BUSINESS TAX.

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Item C-11

CC - Approval of an Amendment to the Existing Professional Services Agreement with NV5 for Construction Management and Inspection Services in an Amount Not-to-Exceed \$122,532 for the Construction of Diversion Sewer Pipes to Abandon Mesmer and Overland Sewer Pump Stations (PZ-946)

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH NV5 FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES IN AN AMOUNT OF \$122,532 FOR THE CONSTRUCTION OF DIVERSION SEWER PIPES TO ABANDON MESMER AND OVERLAND SEWER PUMP STATIONS, PROJECT NO. PZ-946; 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-12

CC - (1) Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the State of California Department of Transportation State of Good Repair Program; and (2) Adoption of a Resolution Authorizing the City Manager or Designee to Submit a Claim to the Los Angeles County Metropolitan Transportation Authority (Metro) for Transportation Development Act (TDA) Funds for FY2021/2022

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM; AND
2. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM.

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Item C-13

**CC - Approval of an Amendment to Existing Professional Services Agreements with Walker Consultants to Continue Providing Parking Consulting Services for an Additional Three-Month Period in an Amount Not-to-Exceed \$10,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WALKER CONSULTING TO CONTINUE PROVIDING PARKING CONSULTING SERVICES FOR AN ADDITIONAL THREE-MONTH PERIOD IN AN AMOUNT-NOT-TO EXCEED \$10,000.
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-14

**CC - (1) Adoption of an Ordinance Amending Chapter 15.02 of the Culver City Municipal Code by Adding Subchapter 15.02.500, Mandatory Seismic Strengthening Provision for Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit); and (2) Adoption of a Resolution of Express Findings Pertaining to Local Climatic, Geological or Topographical Conditions**

THAT THE CITY COUNCIL:

1. ADOPT AN ORDINANCE AMENDING CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE BY ADDING SUBCHAPTER 15.02.500, MANDATORY SEISMIC STRENGTHENING PROVISION FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS, AND WAIVE FURTHER READING; AND
2. ADOPT A RESOLUTION OF EXPRESS FINDINGS PERTAINING TO LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

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Item C-3  
(Out of Sequence)

**CC - Adoption of a Resolution Adding Goal 5 - Equitable to Chapter 5 of the 2020 Bicycle and Pedestrian Action Plan**

Heba El-Guindy, Mobility and Traffic Engineer, provided a summary of the material of record.

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Karim Sahli expressed support for the policy; wanted to ensure enough space for pedestrians and bicycles during construction; asked that bike lanes be offset in car lanes if need be; discussed the new Public Works Director; implementation of resolutions and policies; and he noted the importance of moving away from a car-oriented universe and bringing pedestrians and bicycles into the mix.

Discussion ensued between staff and Council Members regarding candidates for the new Public Works Director; pedestrian and cycle accessibility during construction projects; consideration by the Bicycle and Pedestrian Advisory Committee; sidewalk construction; changes to practices to disallow restriction to sustainable modes of travel; addressing equity in general terms; and welcoming the new Public Works Director to the Mobility Committee.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADDING GOAL 5 - EQUITABLE TO CHAPTER 5 OF THE 2020 BICYCLE AND PEDESTRIAN ACTION PLAN.

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Item C-5  
(Out of Sequence)

CC - (1) Consideration of Extending Emergency Temporary Use Permits Issued for Use of Roadways and City-Installed Barriers to Protect Roadway Outdoor Dining Areas for Businesses Unaffected by the Upcoming MOVE Culver City Construction, from October 31, 2021 to December 31, 2021; and (2) Direction to the City Manager as Deemed Appropriate

Joe Susca, Senior Management Analyst, provided a summary of the material of record.

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Colin Diaz noted benefits of the extension of the Emergency Temporary Use Permit for areas not impacted by the MOVE Culver City project and expressed support for the extension.

Council Member Eriksson stated that the item should be an Action Item rather than a Consent Calendar Item as it contains an action.

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: EXTEND THE EMERGENCY TEMPORARY USE PERMITS RELATED TO THE COVID-19 PANDEMIC FROM OCTOBER 31, 2021 TO DECEMBER 31, 2021 FOR USE OF ROADWAYS BY THOSE BUSINESSES UNAFFECTED BY THE UPCOMING MOVE CULVER CITY CONSTRUCTION.

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Item C-7  
(Out of Sequence)

CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with Raimi + Associates, Modifying the Scope of Services for the General Plan Update (GPU); and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendment Allocating \$87,154.75 from General Fund Reserves to the Project

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

Discussion ensued between staff and Council Members regarding the reference to having all meetings be virtual; changing the document to reflect live meetings; a request for information regarding changes to costs with all live meetings; the importance of being fiscally conservative; timing of approving the item; implications to the final timeline; additional work for the consultants; cost increases; reshuffling items; using money saved by reduced travel toward the amendment; events that have been planned as virtual or need to be virtual; requests for a delay in the approval of the Housing Element; the ability to have live meetings; bringing people together; finding a way forward; support for outdoor in-person community events with COVID precautions taken near the end of the General Plan process; concern with attending large in-door events; support for community engagement; power dynamics; alternative methods for community input; the importance of being COVID conscious and centering public safety and public health, especially going into the colder months; uncertainty with the impact of certain variants; delays to the General Plan process; support for moving forward as suggested by staff to keep the General Plan process on track; acknowledgement of different comfort levels; partisan alignment; inclusivity; the vaccination rate in Culver City; opposition to supporting the item until staff returns with information on costs and logistics of holding in-person meetings; staff agreement to bring back information as quickly as possible; and clarification that the amendment cannot be approved unless there is a budget to pay for it, but the item cannot be approved without a 4/5 vote.

This item was tabled.

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Item C-9  
(Out of Sequence)

CC - Adoption of a Resolution (1) Increasing the Maximum Number of Delivery-only Retail, Manufacturing, Distribution, and Cultivation Commercial Cannabis Business Permits; (2) Changing the Treatment of Distribution and Delivery-only Retail Permits Issued to a Manufacturing Permit Holder; (3) Modifying the

**Procedures for the Application and Selection Process for Commercial Cannabis Cultivation, Manufacturing, Distribution, Delivery-only Retail, and Testing Businesses; and (4) Rescinding Resolution Nos. 2018-R015 and 2018-R058**

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

Discussion ensued between staff and Council Members regarding fear in the community around cannabis facilities being located in the same area; the facilities as closed to the public and discretely located so as not to negatively attract people; the requirement that people located in the vicinity be notified of their location; and clarification that facilities are not concentrated in any particular area.

Mayor Fisch invited public input.

The following members of the public addressed the City Council:

Ronnie Duong was called to speak but did not respond.

Jane Steinberg provided background on herself; discussed the strong history of support for public health measures for residents by the City Council; development of a regulatory scheme for cannabis; continuing to protect residents; concern that the increase would exceed the number of Starbucks and grocery stores in town; potential overconcentration of a product that can negatively impact public health, particularly underage users; reduced safeguards for underage purchases with offsite cannabis deliveries; perception; increased normalization of the product; data indicating increased usage by underage users and ease of procurement; increased availability; the need to increase to increase consumption; concern with vulnerable groups; and she proposed that the City take the time to study implementation of delivery services in other cities before moving forward.

Ronnie Duong, Urban Buds, proposed micro-business licenses to allow fully vertical businesses inside the City with sale and distribution; discussed the infeasibility of cultivation in the City due to the price of square footage; the competitive nature of the business; delivery services in the City that need help to expand; agreement with the previous speaker regarding the number of licenses; and he asked for clarification regarding language in the document.

Rosie Avery was called to speak but could not be heard. Jason Soroosh provided background on himself; expressed opposition to the item; discussed actions of other jurisdictions in the state to cap the number of licenses; the number of licenses for retail and delivery in the City vs. the number of residents; competition among retailers to sell more cannabis; aggressive advertising and discounted product; limited area of service; cannabis policy; providing safe, legal access without driving up use; evidence of problem use; data from the Journal of American Medicine illustrating increased usage among teens; he felt licenses should only be increased if the focus is on social equity applicants; and he suggested that business types such as cultivators be allowed.

Discussion ensued between staff and Council Members regarding clarification that there is no micro-business category in the City and most of the permits in the expansion are for existing businesses; increased transparency; different licenses available for the same site; use of the permits by the manufacturers as a side business; responsiveness to the needs of the businesses; simplifying the process for the City; penalties and interest for non-payment of the business tax; comments from the Public Health professionals; access to cannabis services; those with chronic pain; providing options; useable revenue derived from the businesses; deliveries outside of the City; revenue raised for 2020-2021; use of Culver City as a base to deliver in Los Angeles county; the in-person verification process; adding a requirement to scan a driver's license into the process; the requirement in the code for age verification; lack of complaints; the importance of acknowledging the Public Health concerns; a suggestion have the City Council/Culver City Unified School District (CCUSD) Liaison Committee discuss coordinating Public Health efforts; and appreciation to staff for the work on the process.

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

ADOPT A RESOLUTION:

- 1) INCREASING THE MAXIMUM NUMBER OF DELIVERY-ONLY RETAIL, MANUFACTURING, DISTRIBUTION, AND CULTIVATION COMMERCIAL CANNABIS BUSINESS PERMITS; AND,
- 2) CHANGING THE TREATMENT OF DISTRIBUTION AND DELIVERY-ONLY RETAIL PERMITS ISSUED TO A MANUFACTURING PERMIT HOLDER PREVIOUSLY ESTABLISHED BY RESOLUTION 2018-R058;

3) MODIFYING THE PROCEDURES FOR THE APPLICATION AND SELECTION PROCESS FOR COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING, DISTRIBUTION, DELIVERY-ONLY RETAIL, AND TESTING BUSINESSES PREVIOUSLY ESTABLISHED BY RESOLUTION 2018-R015; AND

4) RESCINDING RESOLUTIONS 2018-R015 AND 2018-R058.

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Item C-10  
(Out of Sequence)

**CC - (1) Approval of a Professional Services Agreement with Critical Responses in Supportive Integrated Services for Development of a Mobile Crisis Intervention Program in an Amount Not-to-Exceed \$45,000; and (2) Direction to the City Manager as Deemed Appropriate**

Helen Chin, Assistant to the City Manager on Homelessness, provided a summary of the material of record.

Mayor Fisch invited public input.

The following members of the public addressed the City Council:

Sebastian Hernandez, Culver City Action Network (CCAN), expressed appreciation for the item; noted overwhelming support for a Mobile Crisis Intervention Unit according to the Public Safety survey conducted; discussed Supportive Integrated Services; independence from the Culver City Police Department (CCPD); likelihood of increased trauma with police interaction; use of experienced mental health professionals; and he was looking forward to decreased excessive policing.

Janee Lennox was called to speak several times but did not respond.

AJ Liberation, West LA for Black Lives, expressed strong support for alternative policing, especially in the area of crisis response; appreciation for the effort to make substantive change; discussed instances where people in crisis are harmed instead of helped by public servants; serving as a model; and he proposed collaboration with community organizations to keep moving critical transformative measures forward.



Discussion ensued between staff and Council Members regarding language in the report indicating the use of special teams of trained social and peer advocates instead of the police; other cities that combine the use of trained teams and the police; providing tools; and recent incidents with the unhoused population in the City.

Council Member Vera moved to accept the staff recommendation.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for moving the item forward; the importance of not centering the police in the conversation; feedback from community members who have experienced harm from police interaction; respect for CCPD; providing a gentler response; the importance for those experiencing crisis to be approached by people who are not armed; confidence in the ability of the trained team to assess the situation and seek assistance if needed; placing the focus of the response on community needs rather than CCPD needs; lived experience; the importance of language used; and finding a solution to meeting the needs of the community with care and without the Prison Industrial Complex.

Council Member McMorris seconded the motion.

Further discussion ensued between staff and Council Members regarding including CCPD in the conversation to provide input on creating the safest program without officer involvement; the co-responder model; review of program design once complete; and support for trusting in the experience of the chosen provider.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CRITICAL RESPONSES IN SUPPORTIVE INTEGRATED SERVICES FOR DEVELOPMENT OF A MOBILE CRISIS INTERVENTION PROGRAM, IN AN AMOUNT NOT-TO-EXCEED \$45,000; 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; AND
4. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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Item C-15  
(Out of Sequence)

CC - Adoption of Resolutions Adopting and Approving (1) a Two-Year Memorandum of Understanding with the Culver City Employees Association and Related Classification and Salary Plan; (2) a Two-Year Memorandum of Understanding with the Culver City Management Group and Related Classification and Salary Plan; and (3) an Amended Executive Compensation Plan and Related Classification and Salary Plan

Council Member Eriksson questioned what the term was for the Executive Compensation Plan.

John Nachbar, City Manager, indicated that there was not a contract so there is no term and he clarified that the Executive Team would be receiving compensation similar to what the Culver City Management Group (CCMG) receives.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ADOPTING AND APPROVING A TWO (2) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY EMPLOYEES ASSOCIATION AND RELATED CLASSIFICATION AND SALARY PLAN; AND
2. ADOPT A RESOLUTION ADOPTING AND APPROVING A TWO (2) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY MANAGEMENT GROUP AND RELATED CLASSIFICATION AND SALARY PLAN; AND
3. ADOPT A RESOLUTION ADOPTING AND APPROVING AN AMENDED EXECUTIVE COMPENSATION PLAN AND RELATED CLASSIFICATION AND SALARY PLAN.

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### Public Hearings

Item PH-1

CC - (1) Adoption of a Resolution Certifying the Environmental Impact Report (EIR) and Adoption of CEQA Findings and a Mitigation Monitoring Program (MMP) in Compliance with the California Environmental Quality Act (CEQA); (2) Introduction

of an Ordinance Amending the Culver City Zoning Map Establishing Planned Development Zone No. 16, and Approving the Comprehensive Plan; and (3) Approval of Density and Other Bonus Incentives, Administrative Use Permit, Tentative Parcel Map, and Community Benefits Incentive Program Public Open Space Benefits, for a 5-Story, 230 Unit Mixed Use Development at 11111 Jefferson Boulevard

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC HEARING NOTICES.

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

Discussion ensued between staff and Council Members regarding the new signal proposed at Sepulveda and Janisann; appreciation for the incorporation of changes made in response to community input; the discount on the Parkland Fee requested by the developer; City Council purview; the Municipal Code; discretion based upon facts; type of open space; accessibility; publicly serving areas; crediting open space toward the fee; community benefit; outdoor dining space; commercial plazas; the credit due the applicant; concern with higher costs for the project translating to higher rents; achieving 15% affordable housing in the project; requirements of the Mixed Use Inclusionary Ordinance; impacts to public right of way during the project; communication from the project attorney; the ordinance from 1965 that should be re-written; timeliness of receipt of the fee amount by the developer; the Municipal Code; City Council purview at the time of project approval; and changing requests from the developer that precluded staff from providing an estimate.

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

Mayor Fisch invited public comment.

Jackie Braver, The John Buck Company, provided background on the company; discussed the vision for the project; and introduced presenters.

Gregory Fish, WHY Architects, provided a presentation on the project at 11111 Jefferson Boulevard; discussed relationship of the project to the neighborhood; community feedback; design

features; and providing a new neighborhood park space at Machado and Sepulveda.

Kyle Faulker, 3 Mile Radius, discussed the project benefits; ways that they had gone above and beyond to exceed expectations and provide community benefits; and their request for specific entitlements.

Elisa Paster, Land Use Counsel for the project, discussed the Parkland Fee analysis; the letter sent to the City; reliance on the Code; the exemption of low and moderate income units from requirements; interpretation of the provision; intent vs. what is written; the need for the City to update the Code; agreement to provide a \$1.1 million park fee payment; the 50% requirement; complicated language in the Code; the need for the City to calculate the fee; TDM (Transportation Demand Management) benefits; extra affordable housing; open space provided; the last minute request; the Housing Element; other benefits provided; the discount as a reasonable trade-off; she proposed that the City agree that the developer is exempt from the fee, they pay a voluntary 50% payment and then the City update the Code; she discussed the 24,000 square feet amenity deck; reduced pressure on the parks with the amenities provided; and she asked the City Council to approve the requested reduction.

Discussion ensued between the applicants, staff and Council Members regarding increased cost per door if full payment of fees is required; offsets; a suggestion to locate a smaller format post office in the development; including awnings and seating during the bus stop relocation; rents as based on the competitive market; impacts of fees; the cost per apartment of the impact fees; cost per unit to build the affordable homes; and percentage of the total cost from financing.

Dominic Adducci, The John Buck Company, discussed the City's approach to project feasibility; costs as inclusive as all of the fees; the late addition of the park fee; construction costs; supply constraints; concern that the fee could make the difference between the project being feasible or not; interest in what the fees go for; and he asked for relief from the fee.

The following members of the public addressed the City Council:

Eric Donnelly, KPRS Construction Services, provided background on the organization; discussed public outreach; and their commitment to the project.

David Winslow, Lindberg Park resident, commended the developer on the community outreach and response to community input; discussed visual impact; providing a benchmark for other developments; and support for providing additional housing that the City is looking for without destroying R1 neighborhoods.

Robyn Tenensap was called to speak but was not present in the meeting.

Ralph Velador felt the development was an excellent opportunity to build a beautiful project and put people to work in the area in a difficult economy.

Cathy Penso, Temple Akiba, expressed support for the project which would provide much needed housing; discussed responsiveness of the developer; the open space provided; setbacks away from Sepulveda; and support for development of the project at the proposed location.

Scott Bowling, Exceptional Children's Foundation, provided background on the organization; expressed support for the project that would provide much needed open green spaces; discussed parking; housing; community infrastructure enhancements; the transparent process; incorporation of community input; and creation of a gateway into the City.

Jon Graff reported attending community meetings for the project; discussed developer involvement; responsiveness to community input; and he urged the City Council to support the project including the fee reduction.

Ernesto Pantoja, Laborer's Local 300, provided background on the organization; discussed the positive partnership with the developers; affordable housing provided; and he asked the City Council to support the project.

Jose Radillo, Local 300, asked the City Council to support the project that would contribute to the local economy as well as provide much needed well-paying jobs for skilled laborers.

Marc Bauer, Temple Akiba, discussed his work with the developers; responsiveness; ensuring that resources are being provided to the area; the example of how developers can work with the community and make a better project for everyone; ensuring that as many resources as possible are provided in the area rather than having them spread around the entire City; the

development as an anchor for the area; and he expressed support for the project.

Robin Turner provided background on herself; asserted that the project was one of the worst since the Culver Steps; discussed the height initiative in the 1980s; Culver Pointe; going over the height limit next to residences; the number of variances in the project; the need to provide a quality of life in the City; random projects that split the community; and she noted that most people did not want the project.

Jamie Wallace asked the City Council to let the project be built and give the developer a break on park fees if possible.

Jayson Baiz, Neighbors Local 300, expressed support for the project; noted the need for more housing in the City; discussed revenue generated by the project; the need to fund a gym at the Teen Center; integrity of the developer; use of union labor; and he asked the City Council to support the project.

Colin Diaz, Chamber of Commerce, expressed support for the project; discussed his participation in the feedback process; responsiveness of the developer; density along commercial corridors; the developer funded bike lane; integrated public art; community gathering space; having a Town Plaza on the western end of the City; and he asked the City Council to support the project and the improvement of the Sepulveda/Jefferson corridor.

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

Sol Blumenfeld, Community Development Director, discussed options for the Parkland Fee; finding that the minimum open space requirement should be used against the credit of non-required open space; City Council discretion based on facts; minimum required open space; staff calculations; and the affordable housing credit.

Discussion ensued between staff and Council Members regarding responsiveness of the developer; addressing community concerns; the importance of creating fee certainty; requests to staff for the fee amount; community benefit; open spaces available to the public; legal compliance; making findings to address the fee amount; basing the credited amount of open space as a higher number; the difficulty of linking commercial patio space to

public park space; developer calculations vs. staff calculations; concern with driving up rental costs; inclusion of outdoor amenities as a community benefit; appreciation for community input; support for the project and for the developer; concern with the amount requested; providing a connection to the bike path; the desire to work with the developer; the importance of bicycle and pedestrian connections; placing a focus on the nexus; future impacts on parks the importance of providing housing; the importance of welcoming people into the community; commercial developers; length of the project; appreciation for the work with labor; ensuring that the park monies benefit the impacted neighborhoods; Bill Botts Field; the misinterpretation by the developer that the entire project would receive an exemption for the affordable units; past precedent; addressing population density issues that occur with large developments; confirming that the action being made is in the public interest; inclusion of above grade open space; crediting privately held open space; clarification that the City cannot go higher; concern with crediting other than actual open space; lack of precedent; acknowledgement that the Code needs to be re-written; reevaluation of second level space; a suggestion to approve the item, but bring back the Parkland Fee for further review; consensus that the maximum that the developer would pay is \$1.511 million and if there is a chance to get closer to \$1.1 million the City Council would entertain that possibility; and a suggestion to approve the item with the condition that the Recreational Facilities Fee be approved at the next meeting.

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

1. ADOPT A RESOLUTION CERTIFYING THE PROJECT EIR AND ADOPTING CEQA FINDINGS AND THE MITIGATION MONITORING PROGRAM (MMP) IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (P2021-0025-EIR); AND
2. INTRODUCE AN ORDINANCE APPROVING ZONING MAP AMENDMENT ESTABLISHING PLANNED DEVELOPMENT ZONE NO. 16 (P2021-0025-ZMA) AND APPROVING THE COMPREHENSIVE PLAN (P2021-0025-CP) FOR THE PROJECT; AND
3. ADOPT A RESOLUTION APPROVING DENSITY AND OTHER BONUS INITIATIVES (P2021-0025-DOBI), ADMINISTRATIVE USE PERMIT (P2021-0025-AUP), TENTATIVE PARCEL MAP (P2021-0025-TPM), AND COMMUNITY BENEFIT INCENTIVE PROGRAM PUBLIC OPEN SPACE BENEFITS,

FOR THE PROJECT SUBJECT TO A DETERMINATION AT THE NEXT MEETING OF THE SPECIFIC PARK FEE DUE UNDER THE ORDINANCE.

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Action Items

Item A-1

CC - 1) Discussion of a COVID-19 Vaccination Verification Requirement for Patrons and Staff at Culver City Food and Drink, Health and Fitness, and Personal Care Businesses, Public Facilities, and for City Officials; and (2) Direction to the City Manager as Deemed Appropriate

This item was deferred to a future meeting.

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Item A-2

CC - Adoption of a Resolution Granting an Alcohol Use Permit to the Culver City Arts District to Conduct a Beer Garden during the 2021 Artwalk and Roll Event on October 9, 2021

Elaine Gerety Warner, Economic Development Project Manager, provided a summary of the material of record.

Mayor Fisch invited public comment.

Gabriela Monzon, Deputy City Clerk, indicated that no public comment had been received.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION GRANTING AN ALCOHOL USE PERMIT TO THE CULVER CITY ARTS DISTRICT TO CONDUCT A BEER GARDEN DURING THE 2021 ARTWALK AND ROLL EVENT ON OCTOBER 9, 2021.

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Item A-3

CC - (1) Direction on Proposed Modifications to the UC Prytaneum Collaboration to Test a Community Engagement Model Related to Land-Use Decision-Making; and (2) Approval of a Related Collaborative Research Agreement with the UC Team



This item was deferred to a future meeting.

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Item A-4

**CC - 1) Receipt of an Informational Report Regarding the Draft Housing Element Update; 2) Receipt of Related Planning Commission Recommendations and Direction to Staff; and 3) Direction to the City Manager as Deemed Appropriate**

Ashley Hefner Hoang, Advance Planning Manager, provided a summary of the material of record; discussed the involvement of Professor Elmendorf in the preparation of the Housing Element; engagement; input received; revisions made; the HCD version; Planning Commission recommendations; and City Council direction.

Discussion ensued between staff and Council Members regarding inclusion of Blair Hills in the process; the original geotechnical survey; the unique nature of the Culver Crest; and the high-risk fire zone in the Crest.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Ryan Olson was called to speak but did not respond.

Disa Lindgren questioned the prohibitions on ADUs in the Culver Crest and Blair Hills; discussed limits on Floor Area Ratio (FAR); and she noted the importance of prioritizing additional housing.

Gregory Jamrok wanted to see the City Council approve an affordable housing update that brings housing to all of Culver City and he felt the City should support policies of the governor and the president to fight the housing crisis.

Patrick Meighan, Culver City for More Homes, asked the City Council to approve a Housing Element that will bring much new housing and affordable housing into all neighborhoods in the City and he urged compliance with the federal mandate to affirmatively further fair housing.

Elliott Lee provided background on himself; wanted to see increased housing supply to allow him to purchase a starter home in the City; discussed increasing housing supply and density; the Housing Element; combating urban sprawl and climate change; improving equity; and increasing affordability for all.

Stephen Jones discussed distribution of low-income homes equitably throughout the City; the Housing Element; projected numbers in the draft Element; the Fair Housing Assessment; concern with worsening the housing imbalance in the City; the need for an affordable housing overlay; and continued evaluation and adjustment using Fair Housing metrics.

Jeannine Wisnosky Stehlin discussed state law; concern with insufficient efforts by the City to inform the public that their property rights are being changed; use of volunteers to distribute information; concern with changing the FAR and height limits; she noted that while Professor Elmendorf did not write the Housing Element, he wrote the Guiding Principles which are being used to write the Housing Element; and she discussed public records requests which revealed communication with Professor Elmendorf and HCD noting that he is not a stakeholder, staff, or a paid consultant.

Marc Bauer provided background on himself; discussed growth in the City since the 1990s; and he expressed support for the plan to have housing levels meet employment levels.

Jamie Wallace, Culver City Neighbors United, stated that she was not against growth or development; discussed misstatements by the Mayor regarding HCD certification; questionable inclusions and mistakes in the draft; the ability of property owners to request that HCD remove their properties from the site inventory; removal of height and story limits in the new draft; changes to the FAR in residential zones; the need for an explanation to the public; she asserted that the majority of the public is unaware of the changes being made to property rights; and she asked that the City slow down and complete the Housing Element properly to be in compliance with state law.

Suzanne Debeneditis expressed concern that the work of the qualified consultant hired by the City had been pushed aside in favor of that done by an academic who does not live in Los Angeles county with no real experience in the field; discussed efforts of Professor Elmendorf to promote himself; complaints by the Professor about the work of the hired City consultant; she questioned who was promoting such actions and who was

benefiting; discussed the future of Culver City; the need for affordable housing; addressing more than Vehicle Miles Traveled (VMT) in the Housing Element; using residential areas to meet the needs of the environment; the importance of doing what is needed first before doing more; and she questioned why Amazon and Apple were not required to build workforce housing as part of their buildings in the City.

Bryan Sanders discussed the involvement of Professor Elmendorf from UC Davis in writing the guiding principles; the letter written by Professor Elmendorf to HCD; criticism of the work of the City consultant and the Planning Commission; and Item A-3 that was removed from the agenda regarding software to be used in public meetings to control how the public speaks.

Nancy Barba was called to speak several times but did not respond.

Discussion ensued between staff and Council Members regarding the need for affordable housing; the trickle-down effect; housing costs; whether creating a fourth affordable housing unit is cost effective for developers; incentives; Transit Oriented Development (TOD) areas; focusing housing along corridors to achieve affordability; public/private partnerships; Tilden Terrace; the site inventory; notification to property owners on the site inventory list; the importance of taking the time to do things properly; factors taken into consideration with the sites inventory analysis; the importance of meeting the mandated deadline; methodology used with guidance from HCD; the imperfect, complex process; the importance of community feedback and institutional knowledge; and concern that actions taken will affect the City forever.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; impacts to changing the FAR; direction requested by the Planning Commission; providing housing opportunities at every price point; viability of infill in the Culver Crest; the confluence of the history of fires in the area, surficial sliding, and narrow roadways in the Crest; support for continuing to consider development in the area; exploration of placing a measure on the ballot in November 2022 to ensure investment in affordable housing; funding sources; examination of reparations; consideration of a restorative housing program; use of the Evanston, Illinois program as a model; and the importance of supporting residents at all levels.

Further discussion ensued between staff and Council Members regarding the feeling that up zoning R1 or R2 would not generate affordable housing; the experience of Vancouver; land value; construction; The White Paper; pushing through zoning changes without local residents understanding the changes being made; lack of transparency; housing and jobs; Culver City as part of a larger metropolis; the list of potential housing sites; concern with building housing next to the freeway; the plan to do away with single family zoning in Culver City; up zoning to allow as many as four units on a residential parcel; concern that no provisions are made for infrastructure; increased costs; utilities that are not ready for intensification of use; the elimination of single family homes over time; California cities with similar concerns; the recent California League of Cities meeting; SB9 and SB10; outreach; COVID; lack of knowledge of the process by residents; the ability of property owners listed on the sites inventory to contact HCD and opt out; assistance in opting out available at [www.culvercityneighborsunited.org](http://www.culvercityneighborsunited.org); previous consideration of the Crest exclusion; changing the character of the City; available areas; large sites considered by developers for affordable housing; available locations without destroying R1 and R2 in the City; previous consideration of the FAR in 2019; the Planning Commission recommendation; and the position previously taken by Council Members.

Council Member Eriksson moved to accept the staff recommendation with the removal of R1 and R2 from the list.

Discussion ensued between staff and Council Members regarding the effect of SB9 on Culver City; clarification that 8 units would not be allowed on R2 lots; previous passage of the R1 design guidelines in 2019; serious concerns around massing and mansionization; room for additional discussion; restrictions to construction in the Crest for safety reasons; the importance of equity; even distribution of housing; natural disasters; clarification that zoning changes do not require owners to sell their homes; successful mixed use in the Clarkdale area; support for exploring a ballot measure for affordable housing; actions of other cities to enact policy focused on race; legally defensible reparations; Proposition 209; the need for ongoing funding; the affordability crisis; lack of housing in Culver City; people outside of the City using and enjoying City resources; and support for maintaining the .45 FAR and restrictions in the Culver Crest as well as uniform zoning across the City where possible.

Additional discussion ensued between staff and Council Members regarding the effective date of SB9 on January 1, 2022 allowing up to 4 homes on every R1 zoned lot; Culver City as being ahead of most cities; additional housing types that were previously not allowed; clarification that there is currently no possibility of 8 homes on an R2 lot; The Elmendorf White Paper entitled: "I Would If Only I Could: How Cities Can Use California's Housing Element to Overcome Neighborhood Resistance to Housing"; and the Guiding Principles as a public expression of embracing the Housing Element to create local consensus.

Mayor Fisch read an excerpt from the Executive Summary of the Guiding Principles of the Housing Element.

Further discussion ensued between staff and Council Members regarding local control; the Regional Housing Needs Assessment (RHNA); the City-wide process; agreement that housing is needed; racial zoning; R1 zones all over the world; software for consideration in Item A-3 that elevates every voice; the experience of Vancouver; infrastructure; aesthetic preferences; consideration of everything as part of the General Plan; status of the discussion with HCD; support for an examination of funding for the affordable housing program; the Advisory Committee on Housing and Homelessness; timing; the Blue Ribbon Committee evaluating Los Angeles Housing Services Authority; the sales tax; funding for operations rather than for housing; matching services and capital; money needed to develop former industrial and commercial areas; and making upgrades to City buildings.

Additional public comment was provided by Ron Ostrin, who commented that 98% of comments received on the Housing Element were negative and residents do not want to eliminate R1 zoning; he discussed flaws in the Housing Element; the need to slow down the process and reengage with the City; creating a Housing Element that reflects the values of the City rather than of the YIMBY movement; displacement of the middle class and people of color; and he asked the City Council to reevaluate.

Further discussion ensued between staff and Council Members regarding City Council consensus to move forward in the examination of an affordable housing ballot measure; agreement to maintain the current FAR; agreement to study all the neighborhoods in the City with the understanding that nothing will change for Culver Crest right now; incremental infill; agreement to remove the Culver Crest from the site inventory;

consistency with the sites inventory and with previous findings; and the recent study of the FAR.

MOVED BY VICE MAYOR LEE AND SECONDED BY MAYOR FISCH THAT THE CITY COUNCIL, REMOVE LOCATIONS IN THE CULVER CREST FROM THE SITE INVENTORY AND REMOVE THE INCREMENTAL INFILL DESIGNATION FROM THE CULVER CREST AREA THAT IS CURRENTLY A NO ADU ZONE ON THE LAND USE MAP.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, VERA  
NOES: MCMORRIN

Discussion ensued between staff and Council Members regarding clarification that incremental infill would be .45 plus the ADU space.

MOVED BY VICE MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL DIRECT CITY STAFF TO LOOK AT .45 FAR AND NOT STUDY ANY POTENTIAL CHANGES BUT TO KEEP THINGS THE SAME.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, LEE, MCMORRIN, VERA  
NOES: FISCH

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Item A-5

(1) Consideration of the Economic Development Subcommittee's Recommendation to Pursue Digital Informational Kiosks in the Public Right-of-way; and (2) Direction to the City Manager as Deemed Appropriate

This item was deferred to a future meeting.

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

Mayor Fisch invited public comment.

Gabriela Monzon, Deputy City Clerk, indicated that no additional public comment had been received.

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**Items from Council Members**

Mayor Fisch asked about the end of the commercial eviction moratorium and expressed concern that it could be ending in Culver City before it does in surrounding jurisdictions.

Heather Baker, Assistant City Attorney, clarified that the end of the commercial eviction moratorium was concurrent with the end of the local emergency.

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**Council Member Requests to Agendize Future Items**

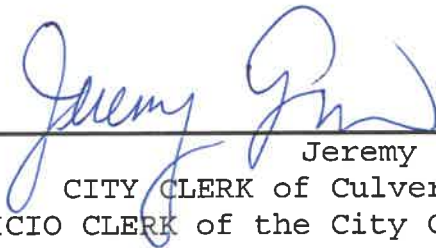
None.

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**Adjournment**

There being no further business, at 12:34 a.m., Tuesday, September 28, 2021, the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on October 11, 2021 at 7:00 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



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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: 11 October 2021