

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

January 24, 2022
7:00 p.m.

Call to Order & Roll Call

Mayor Lee 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 6:01 p.m. in the Mike Balkman Chambers at City Hall.

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

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Mayor Lee invited public comment.

Jeremy Green, City Clerk, indicated that no requests to speak had been received and that Item R-1 had been pulled from the agenda.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIS 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 6:03 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 Item:

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Initiation of Litigation - 1 Item
Pursuant to Government Code Section 54956.9(d)(4)

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Reconvene

Mayor Lee reconvened the meeting of the City Council for Recognition Presentations at 6:46 p.m.

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Recognition Presentations

Item R-1

CC - Presentation of Certificates of Recognition to Family Self Sufficiency Program Graduates Maria Castillo, Debra Jackson, and April Merlin

This item was pulled from the agenda.

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Item R-2

CC - Presentation of a Proclamation Recognizing February 4, 2022 as World Cancer Day

Jeremy Green, City Clerk, presented a proclamation recognizing February 4, 2022 as World Cancer Day.

Mayor Lee reported that his mother had detection within the last five years and is still surviving and he encouraged everyone to get regular checkups.

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Recess

At 6:51 p.m. Mayor Lee called a brief recess of the City Council meeting until time for the regular session.

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Regular Session

Mayor Lee 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 7:00 p.m. with all Council Members present.

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Pledge of Allegiance

Mayor Lee led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor Lee indicated nothing to report out from Closed Session.

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Community Announcements by Members/Information Items from Staff

Mayor Lee acknowledged that the meeting was being held on the ancestral land of the Gabrielino Tongva.

Council Member McMorris noted that January is Human Trafficking Prevention month and announced a Town Hall by Supervisor Holly Mitchell with District Attorney George Gascon on January 25.

Council Member Eriksson discussed the right to free speech; comments made in reaction to a Tweet from the Mayor criticizing the police on January 9; the position of the City Council; support for the trained and professional police force; community service; and concern with negativity of the Mayor about City employees.

Council Member Fisch expressed concern with repeated negative comments from Council Member Eriksson about the Mayor; he called attention to a virtual community meeting on January 27 on conceptual plans for the "Snicket", a pedestrian walkway in between Farragut and Jackson hosted by the Public Works Department; and he announced an e-waste paper shredding event on February 5.

Council Member Vera discussed differences of opinion between Council Members; keeping the interests of all residents and visitors in mind; maintaining an environment focused on growth and the ability to disagree; use of absolute language; the unacceptability for law enforcement to terrorize or murder anyone; the need for continued work on change in the police department; work that still needs to be done as a community; concern with the use of divisive language; creating a community where everyone feels safe to be themselves; concern with doing a disservice to members of the Culver City Police Department (CCPD) who put their lives on the line to work for the City; appreciation for the work of the Chief and police officers; he expressed agreement with the Mayor in being appalled by those officers who misuse their authority and violate the public trust; support for arresting and prosecuting those who abuse the law; concern with attacking all law enforcement officers with a blanket statement; damaging morale; working to heal wounds and bring the community together; and he asserted that it was not necessary to choose between fighting racism and supporting law enforcement officers.

Mayor Lee thanked the City Council for attending the Martin Luther King Jr. event on January 15 at the Senior Center; discussed his service to the City over many years; dismissal of the lawsuit filed by Southern California Hospital against the City related to the Hero Pay Ordinance; appreciation and support for medical workers who put themselves in the line of fire; consistency of the content of his Tweets over the years; he pointed out that his Tweet did not pertain to CCPD nor was it directed toward them; expressed disappointment with divisive statements from Council Member Eriksson and Vice Mayor Vera noting that he did not feel it necessary to muffle his comments due to disagreement from constituents; concern with attempts to squelch open and active conversation and the notion of democracy; and the right to disagree.

Jeremy Green, City Clerk, reported that information was available online at culvercity.org/serve on an interim recruitment to fill vacancies for the Advisory Committee on Housing and Homelessness, the Civil Service Commission, and the Fiesta La Ballona Committee with applications accepted until January 31, 2022.

Andrew Maximus, Mobility and Traffic Engineering Manager, discussed efforts to open the access gate to Ballona Creek at the end of Jackson Avenue; he anticipated finishing and

implementing the design plan in the next few months; and noted the possibility of temporary measures that could be implemented in the next few weeks.

Mayor Lee noted that the item was not an Action Item on the agenda; he advocated for the temporary measure; felt the Director of Public Works should have discretion; and he clarified that the Council had voted to make improvements to Jackson Gate which is the reason for the delay.

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Joint Public Comment - Items NOT on the Agenda

Mayor Lee invited public comment.

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

The following members of the public addressed the City Council:

Melissa Sanders discussed issues with the MOVE Culver City project related to leaves and debris, and she questioned options for keeping the streets safe for cars, pedestrians, cyclists and the environment.

Bryan Sanders discussed an upcoming CCAN (Culver City Action Network) meeting regarding participatory budgeting to be attended by Mayor Lee; he questioned why the meeting had not been publicly announced to the entire City and the legality of the action; expressed concern with the Mayor having a meeting with one stakeholder group but not inviting everyone; discussed participatory budgeting; he wanted to see the meeting opened up to everyone; and he asked that the City Attorney or City Manager investigate and weigh in on the ability of stakeholder groups to have private meetings with elected officials.

Heather Baker, City Attorney, indicated that there was not a legal issue with the Mayor meeting with groups individually noting that it was more of a policy issue related to more widespread publicity and inclusion.

Mark Graham, Elk Grove, discussed comments he had made to the City Council in November recommending adoption of a policy for cell antennae placement; the "Front Yard Rule"; adoption of the most restrictive policy possible; absence of the "Front Yard Rule" from the draft; and he questioned whether the City was

afraid of AT&T.

Mayor Lee noted that a majority of the City Council had agreed that the "Front Yard Rule" was worthy of consideration and he wanted to see it included in the staff report.

Patrick Meighan discussed the meeting between Council Member Eriksson and the Chamber of Commerce on January 20 as an opportunity for the business community noting the ability of Council Members to meet with individual groups; thanked Mayor Lee and Council Member Fisch noting that the wasteful democratic recall attempt had failed; discussed Culver City residents who declined to sign the recall petition; and focusing on the well-being of the City.

Council Member Eriksson stated that the Chamber of Commerce meeting is open to everyone.

Gavin McKiernan, Screenland 5K, discussed the event; benefits to the City; past monetary support from the City; costs incurred by the event; and asked that the City Council agendaize consideration of sponsoring the event planned for March 27.

Crystal Alexander, former elected City Treasurer, discussed laws to ensure timely notification and access to information by the public; pushing the envelope of propriety; public records requests; housing policy; influencing policies and processes used to change the allocation of tax dollars through the budget; the need for discussion in open forum; the January 26 session introducing the possibility of participatory budgeting via CCAN; Council Member awareness of the meetings; the inability of residents to register for the meeting; and she questioned why managers in the Finance Department were paid for their expertise if the work is really done in the shadows.

Discussion ensued between staff and Council Members regarding private conversations with business interests about Main Street; the CCAN presentation; Brown Act violations; education; City Council consideration; and working within the law.

David Kairo discussed a letter submitted to the City Council; updated ordinances; and the actions of other cities to improve ordinances.

Mayor Lee asked that Mr. Kairo email his comments to the City to be made part of the public record as they were difficult to hear and his remarks had been cut short.

Judi Sherman was called to speak but was not present on Webex.

Ronald Ostrin discussed a restaurant burglary in West Culver City; police response time; political friction that prevents the police from being unable to do their job; scapegoating of the police; the need for public safety along with racial and social justice; and City Council leadership.

Steve Siegel was called to speak but was not present in Webex.

Rebecca Rona Tuttle, Equity and Human Relations Advisory Committee, thanked staff for taking steps toward equity with Hispanic residents and the general public; she announced that much of the content on the City website can be now accessed in Spanish; discussed the importance of sending a message to welcome involvement; and she invited everyone to the upcoming EHRAC meeting on January 25 noting items to be considered.

Suzanne Debeneditis congratulated Dr. Daniel Lee on becoming the first Black Mayor; discussed continuing to foster diversity and a participatory democracy; the climate action plan being prepared by Los Angeles county; approval of the Housing Element; she asked that the City make efforts to increase participation; and she asked how to help the City do a better job of resident outreach to work together for the greater good.

David Metzler expressed gratitude to Council Members for approval of the MOVE Culver City project; concern that the Bicycle and Pedestrian Advisory Committee (BPAC) had not been meeting; acknowledged staffing challenges; discussed the need for public input; he felt that the BPAC should have been able to consider the agenda item regarding removing pedestrian and dining access from Main Street before it came to the City Council; noted other projects in the works; discussed funding; he expressed appreciation for the update on the Jackson Gate; and he hoped that the BPAC could be reinvigorated with more frequent meetings.

David Coles asked that the Sustainability Subcommittee resume meetings noting that it had not met since November 2020; pointed out important work to be done; discussed compliance with the new state composting laws that took effect on January 1; encouraging and promoting backyard composting; cost savings for the City; and costs for Public Works to process waste in the green bin.

Mayor Lee discussed lowering the carbon footprint; providing an opportunity for residents to submit items; and he expressed support for quarterly meetings of the Sustainability Subcommittee.

Linda T was called to speak but did not respond.

Amy expressed appreciation to Council Member McMorris for bringing attention to the crime of human trafficking; thanked Council Member Eriksson and Vice Mayor Vera for their opening comments; discussed comments from Council Member Fisch and Mayor Lee; adjusting Twitter communication to the office; the many retirees who are uninformed about what is going on in the town; and she expressed frustration that Culver City Council Chambers were featured in a television show, but cannot be used by the community.

Karim Sahli asked that Item A-3 be deferred to the second week of February to allow the BPAC and the Mobility Subcommittee a chance to consider it.

David Kairo resumed his truncated comments and discussed the 5G small cell design and development standards updated by staff noting that only a few aspects of recommendations were incorporated; ordinances from other cities; clear and specific guidelines on what would make the most effective ordinance under current law provided in a letter submitted to the City on December 3; review of the updated ordinance; the urgency to update and improve the ordinances; adding provisions to protect residents; and keeping the issue at the forefront of the agenda.

Lina Baras discussed the draft of the updated ordinance; the importance of keeping cell antennas away from children; current plans for four antennas in Fox Hills; advocating for residents; the walkthrough with AT&T; holding a forum with health experts, legal experts, and specialists in the field; the meeting organized by the City in early September; input from independent experts; and utilizing those with experience in crafting protective ordinances.

Steve Siegel was called to speak but was not present on Webex.

Linda T discussed lack of awareness among some landlords in the City about the rental registry; notification to landlords; and she thanked previous speakers for alerting her to CCAN.

Discussion ensued between staff and Council Members regarding

the Special Events Subcommittee; awards for the current fiscal year; and consensus to have the Special Events Subcommittee consider the Screenland 5K and then bring the item back before the City Council.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported receipt of 211 comments, predominantly for Action Item A-2.

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

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Order of the Agenda

Mayor Lee discussed providing an opportunity for the BPAC to consider and make recommendations to the City Council for the options around Main Street and he received City Council consensus to defer Item A-3 to the February 28, 2022 agenda.

Items C-3, C-5, C-10, and C-17 were considered separately at the end of the Consent Calendar, Item A-2 was reclassified as Public Hearing Item 2 and Item A-3 was deferred to the meeting of February 28, 2022.

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Consent Calendar

Jeremy Green, City Clerk, reported receipt of public comment for Item C-10 and noted a minor revision for Item C-5.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, C-4, C-6 THROUGH C-9, C-11 THROUGH C-16 AND C-18.

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for January 1, 2022 to January 14, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JANUARY 1, 2022 TO JANUARY 14, 2022.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of January 10, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF JANUARY 10, 2022.

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Item C-4

(Out of Sequence)

CC - Approval of a Three-Year Agreement, with Two One-Year Extensions, with Walker Consultants to Provide On-Call Parking Consulting Services in an Amount Not-to-Exceed \$100,000 Annually

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR AGREEMENT, WITH TWO ONE-YEAR EXTENSIONS, WITH WALKER CONSULTANTS TO PROVIDE ON-CALL PARKING CONSULTING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000 ANNUALLY; 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-6

(Out of Sequence)

CC - Approval of a Five-Year Extension to Each of the Existing Agreements with AssetWorks, Inc., a Web-Based, Cloud-Hosted Fleet Management System, in a Total Amount Not-to-Exceed \$279,855 (\$151,505 for Five Years of Annual Database Hosting, \$115,500 for Five Years of Database Maintenance and Support Services, Plus \$12,850 in Contingency Authority)

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR EXTENSION TO THE EXISTING AGREEMENT WITH ASSETWORKS, INC. FOR DATABASE HOSTING SERVICES IN AN AMOUNT TOTALING \$151,505; AND,
2. APPROVE A FIVE-YEAR EXTENSION TO THE EXISTING AGREEMENT WITH ASSETWORKS, INC. FOR DATABASE MANAGEMENT AND SUPPORT SERVICES IN AN AMOUNT TOTALING \$115,500; AND,
3. AUTHORIZE THE CHIEF TRANSPORTATION OFFICER TO APPROVE AMENDMENT(S) TO THE ASSETWORKS AGREEMENTS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$12,850 IN TOTAL, FOR UNANTICIPATED COSTS; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

CC - Approval of a Professional Services Agreement with Degenkolb Engineers for Soft Story Seismic Retrofit Phase III Implementation Consultant Services for a Term of Up to One Year in an Amount Not-to-Exceed \$77,665, and Up to \$1,000 for Reimbursable Expenses

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH DEGANKOLB ENGINEERS FOR SOFT STORY SEISMIC RETROFIT CONSULTANT SERVICES FOR A TERM UP TO ONE YEAR IN AN AMOUNT NOT-TO-EXCEED \$77,665, PLUS UP TO \$1,000 FOR REIMBURSABLE EXPENSES; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

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

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Item C-8

CC - (1) Approval of a Professional Services Agreement with JLee Engineering for Building Inspection Services in an Amount Not-to-Exceed \$75,000; and (2) Approval of an Amendment to the Existing Professional Services Agreement with Jlee Engineering for Plan Check Services for an Additional Amount Not-to-Exceed \$50,000 (Aggregate Amount Not-to-Exceed \$100,000)

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH JLEE ENGINEERING FOR BUILDING INSPECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$75,000; AND,

2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH JLEE ENGINEERING FOR PLAN CHECK SERVICES IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$50,000 (FOR AN AGGREGATE CONTRACT AMOUNT OF \$100,000); AND,

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

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

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Item C-9

CC - (1) Approval of Fourth Amendment to Existing Professional Services Agreement with California Watershed Engineering (CWE) for the Mesmer Low-Flow Stormwater Diversion Project for Construction Support and Post-Construction Project Monitoring in an Amount Not-to-Exceed \$113,934 to increase the total contract Not-to-Exceed amount to \$378,096; and (2) (FOUR FIFTHS VOTE REQUIREMENT): Approval of Related Budget Amendment

THAT THE CITY COUNCIL:

1. APPROVE A FOURTH AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA WATERSHED ENGINEERING (CWE) FOR THE

MESMER LOW-FLOW DIVERSION PROJECT PR005 IN AN AMOUNT NOT-TO-EXCEED \$113,934 TO INCREASE THE TOTAL CONTRACT NOT-TO-EXCEED AMOUNT TO \$378,096; AND.

2. APPROVE A BUDGET AMENDMENT TO THE FY 2021/2022 ADOPTED BUDGET IN THE AMOUNT OF \$39,227 TO ACCOUNT #434.8000.730100.PR005 (FOUR FIFTHS VOTE REQUIREMENT); AND,

3. 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-11
(Out of Sequence)

CC - Approval of an Amendment to an Existing Professional Services Agreement with Willdan Engineering for Contract Planning Services for an Additional Amount Not-to-Exceed \$92,000 (Aggregate Contract Amount Not-to-Exceed \$142,000)

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR CONTRACT PLANNING SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$92,000 (FOR A TOTAL NOT-TO-EXCEED CONTRACT AMOUNT OF \$142,000), AND,

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

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

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Item C-12

CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with Psomas for Design Survey Services in an Additional Amount Not-to-Exceed \$26,200, for an Aggregate Contract Amount of \$40,600; and (2) Authorization to the City Manager to Approve Additional Amendment(s) to the Agreement up to an Amount of \$6,090 (15% Contingency for Unexpected Costs)

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$26,200, FOR AN AGGREGATE CONTRACT AMOUNT OF \$40,600; AND,

2. AUTHORIZE THE CITY MANAGER TO APPROVE ADDITIONAL AMENDMENT(S) TO THE AGREEMENT IN AN AMOUNT UP TO \$6,090 (15% CONTINGENCY FOR UNEXPECTED COSTS); 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-13

CC - 1) Adoption of a Resolution Accepting \$11,200.00 in State Homeland Security Program Grant Funds Awarded to the City of Culver City for the Purchase of Ballistic Personal Protection Equipment and Providing Proof of Authority of the Governing Body as Required by the Office of Emergency Services; 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Record the Revenue of \$11,200 and Appropriation of \$11,200 in FY 2021/2022 for the SHSP grant program

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ACCEPTING \$11,200.00 IN 2019 STATE HOMELAND SECURITY PROGRAM GRANT FUNDS AWARDED TO THE CITY OF CULVER CITY FOR THE PURCHASE OF BALLISTIC PERSONAL PROTECTIVE EQUIPMENT, AND PROVIDING PROOF OF AUTHORITY OF THE GOVERNING BODY AS REQUIRED BY THE CALIFORNIA OFFICE OF EMERGENCY SERVICES; AND,

2. APPROVE A BUDGET AMENDMENT TO RECORD THE REVENUE OF \$11,200 AND APPROPRIATE \$11,200 IN FY 2021/2022 FOR THE SHSP GRANT PROGRAM (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE); AND,

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

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

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Item C-14

CC - Approval of an Application for \$110,080.00 in Grant Funds from the California Office of Traffic Safety, Selective Traffic Enforcement Program (STEP) through Fiscal Year 2023

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$110,080.00 THROUGH THE FY 2023 CALIFORNIA OFFICE OF TRAFFIC SAFETY, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP); 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-15

CC - Approval of an Executive Employment Agreement with Fire Chief Kenneth Powell

THAT THE CITY COUNCIL:

1. APPROVE AN EXECUTIVE EMPLOYMENT AGREEMENT WITH FIRE CHIEF KENNETH POWELL; 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-16

CC - Approval of an Amendment to Existing Professional Services Agreement with Occu-Med LTD to Continue Providing Health Status Evaluation Services for an Additional Six-Month Period in an Amount Not-to-Exceed \$30,000

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT FOR A PERIOD OF SIX-MONTHS WITH OCCU-MED LTD FOR HEALTH STATUS EVALUATION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$30,000; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-18
(Out of Sequence)

CC - Adopt Respective Resolutions Approving: (1) a Six-Month Memorandum of Understanding (MOU) with Culver City Firefighters Association, Local 1927 AFL-CIO; and (2) a Six-Month Memorandum of Understanding (MOU) with Culver City Fire Management Group

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING A SIX-MONTH MEMORANDUM OF UNDERSTANDING WITH CULVER CITY FIREFIGHTERS ASSOCIATION, LOCAL 1927 AFL-CIO; AND,
2. ADOPT A RESOLUTION APPROVING A SIX-MONTH MEMORANDUM OF UNDERSTANDING WITH CULVER CITY FIRE MANAGEMENT GROUP.

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Item C-3
(Out of Sequence)

CC - FOUR-FIFTHS VOTE REQUIREMENT (BUDGET AMENDMENT ONLY):
Approval of a Budget Amendment in the Amount of \$96,780 from the Parking Authority's Fund Balance to Fund Years 1 and 2 of an existing 10-Year Agreement with SkiData to Service and Maintain Parking and Revenue Control System Equipment in the City Hall, Watseka, Cardiff and Ince Garages

Vice Mayor Vera pointed out that the item is a budget amendment.

THAT THE CITY COUNCIL: APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$96,780 FROM THE PARKING AUTHORITY'S FUND BALANCE TO FUND AN EXISTING 10-YEAR AGREEMENT WITH SKIDATA TO SERVICE AND MAINTAIN PARKING AND REVENUE CONTROL SYSTEM (PARCS) EQUIPMENT IN THE CITY HALL, WATSEKA, CARDIFF AND INCE PARKING GARAGES. (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

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Item C-5
(Out of Sequence)

CC - Adoption of an Ordinance Approving Comprehensive Plan Amendment (P2021-0174-CPA), to allow a Three-Story, 7,022 Square Foot Community Center, up to Twelve Dwelling Units, a Reconfigured Community Garden, and Associated Site Improvements at 10808-10860 Culver Boulevard (Project)

Jeremy Green, City Clerk, reported receipt of a minor revision for the ordinance adding the following language to Condition 54 for clarification: "Consistent with the first amended lease between the City and Wende, or subsequent amendments thereto, the Community Center shall be made available to the City should there be a need for its use."

Heather Baker, City Attorney, noted that the revision is clarifying language and so there is no need to reintroduce the ordinance.

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING A COMPREHENSIVE PLAN AMENDMENT, P2021-0174-CPA, SUBJECT TO CONDITIONS OF APPROVAL AND CODE REQUIREMENTS, TO ALLOW THE CONSTRUCTION OF A 3-STORY COMMUNITY CENTER, UP TO TWELVE (12) AFFORDABLE HOUSING DWELLING UNITS, A RECONFIGURED COMMUNITY GARDEN, AND ASSOCIATED SITE IMPROVEMENTS.

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Item C-10

(Out of Sequence)

CC - Approval of a Professional Services Agreement in an Amount Not-to-Exceed \$112,500 with We Are RALLY to Develop and Implement a Public Communications and Messaging Program to Educate and Engage the Public About Homelessness and the Proposed Homekey Motel Reuse Projects

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Ron Ostrin asked that he not be muted; discussed the hiring of a consultant to talk about the homeless program; the book *San Fransicko: Why Progressives Ruin Cities* by Michael Shellenberger; he felt that shelters and homes should be built and that Housing First was a fantasy; discussed money allocated to public relations; perpetuating the Homeless Industrial Complex; preventing actually helping people; the many different populations grouped within homelessness; and concern with dehumanizing people.

Mayor Lee discussed the need for additional projects; difficulties communicating what the City has done and is trying to do; addressing affordable housing; connecting people with available programs; Culver Palms United Methodist; the mixed use ordinance for affordable housing; collaboration with the Westside Council of Governments and neighboring districts; available facilities; referrals; and the importance of highlighting efforts made to address issues by the past few Councils.

Mark Lipman clarified that Housing First is state law since 2016; discussed addressing homelessness; proper implementation of Housing First; development of a direct housing program to resolve many issues with inadequate implementation of a Housing First program; concern with costs for outreach; acknowledgement of the importance of outreach; and expanding outreach and incorporating money into outreach for the Direct Housing program.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$112,500 WITH WE ARE RALLY TO DEVELOP AND IMPLEMENT A PUBLIC COMMUNICATION AND MESSAGING PROGRAM TO EDUCATE AND ENGAGE THE PUBLIC ABOUT HOMELESSNESS; 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-17
(Out of Sequence)

CC - Adopt Respective Resolutions Approving: (1) a Six-Month Memorandum of Understanding (MOU) with Culver City Firefighters Association, Local 1927 AFL-CIO; and (2) a Six-Month Memorandum of Understanding (MOU) with Culver City Fire Management Group

Council Member Eriksson discussed the MOU with Exodus; the Motel 6 operation run by Exodus; and he expressed confidence in the ability of Exodus to run the program.

THAT THE CITY COUNCIL:

1. APPROVE ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH EXODUS RECOVERY INC. TO SERVE AS THE LEAD OPERATOR AND SUPPORTIVE SERVICE PROVIDER FOR THE PROPOSED HOMEKEY INTERIM HOUSING AND PERMANENT SUPPORTIVE HOUSING MOTEL CONVERSION PROJECT; AND,

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

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-3, C-5, C-10, AND C-17.

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Public Hearings

Item PH-1

CC - PUBLIC HEARING: (1) FOUR-FIFTHS VOTE REQUIREMENT: Waiver of Formal Bid Procedures and Award of a Construction Contract to MMJ Contractors in the Amount of \$671,142 for the Downtown Outdoor Space Expansion Project; (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Contract with MMJ Contractors; (3) Authorization to the Community Development Director to Approve Change Orders to the Contracts in an Aggregate Amount Not-to-Exceed \$100,671 to cover Contingency Costs (15%); (4) Approve a Professional Services Agreement with RTI Consulting for Construction Administration and Inspection in an Amount Not-to-Exceed \$48,975; and (5) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in the Amount of \$820,788 from the General Fund's Unassigned Fund Balance for the Construction of the Project

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

Elaine Warner, Community Development Project Manager, introduced the item.

Discussion ensued between staff and Council Members regarding communication with restaurants and the Downtown Business Association (DBA); disruption to businesses; flexibility of work sequencing; appreciation for the opportunity; development of certain alleyways; encroachment permits; the need for agreement from adjacent property owners and tenants; initial designs; and design costs.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Darrel Menthe, DBA, expressed appreciation to the City for bringing the item forward; discussed the work of the City to preserve downtown businesses; the termination of the outdoor street dining program; continuation of the expanded outdoor sidewalk dining program; improvements made past the temporary pandemic measures; and appreciation for the work of the consultants.

Lori Garcia discussed costs; priorities; and Requests for Proposals (RFPs).

Dylan Gottlieb discussed the importance of creating a single, coherent beautification project.

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

Discussion ensued between staff and Council Members regarding insight into impacts on the business community; keeping the big picture in mind when making improvements; the amount of work put into the process; the sidewalk planters; connecting projects; and use of contingencies for other projects.

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

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES, PURSUANT TO CCMC SECTION 3.07.090.E, AND AWARD A CONSTRUCTION CONTRACT TO MMJ CONTRACTORS IN THE AMOUNT OF \$671,142 FOR THE DOWNTOWN OUTDOOR SPACE EXPANSION PROJECT (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH MMJ CONTRACTORS; AND,
3. AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACTS IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$100,671.00 TO COVER CONTINGENCY COSTS 15%); AND,
4. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RTI CONSULTING FOR CONSTRUCTION ADMINISTRATION AND INSPECTION IN AN AMOUNT NOT-TO-EXCEED \$48,975; AND,
5. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$820,788.00 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE TO FUND PROJECT CONSTRUCTION, INCLUDING CONTINGENCY AND CONSTRUCTION ADMINISTRATION (REQUIRES A FOUR-FIFTHS VOTE); AND,
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
7. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Action Items

Item A-1

CC - Adoption of a Resolution Authorizing the Temporary Hiring of Retired Annuitant Samantha Blackshire for the Position of Transit Operations Manager to Fulfill a Critical Need

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

Discussion ensued between staff and Council Members regarding the ability of Ms. Blackshire to stay longer if needed.

Mayor Lee invited public comment.

Jeremy Green, City Clerk, indicated that no requests to speak had been received.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE TEMPORARY HIRING OF RETIRED ANNUITANT SAMANTHA BLACKSHIRE FOR THE POSITION OF TRANSIT OPERATIONS MANAGER TO FULFILL A CRITICAL NEED.

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Item PH-2
(Formerly Item A-2)

CC - PUBLIC HEARING: Adoption of Resolution Adopting the 2021-2029 Housing Element Negative Declaration and 2021-2029 Housing Element (General Plan Element Amendment, P2021-0241-GPE); and Approving the Submittal of the 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD) for Review for Substantial Compliance with State Law

Lauren Marsiglia, Advance Planning Manager, provided a summary of the material of record.

Jay Ziff Environmental Science Associates (ESA), provided background on the company; discussed work with the City; the environmental review of the Housing Element; the negative declaration pursuant to the California Environmental Quality

Act (CEQA); comments received on the draft; the Environmental Impact Report (EIR) to the General Plan Update; and proposed land use changes as part of the Update.

Lauren Marsiglia, Advance Planning Manager, discussed the Housing Element process; next steps; the Planning Commission recommendation; and the proposed motions.

Jeremy Green, City Clerk, reported out that the agenda item had been mis-titled and should be a Public Hearing; she proposed that it be called Item PH-2; and she explained procedures for moving forward.

Discussion ensued between staff and Council Members regarding clarification that the item had been noticed but improperly placed on the public agenda, and assurance that the change is a minor technical issue.

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

Discussion ensued between staff and Council Members regarding the process for non-compliance; the public review process; the ability to re-submit; potential penalties; clarification that if the draft is not adopted the deadline would be missed; submission of a revised draft; penalty enforcement; good faith actions to meet zoning requirements; and difference in fees depending on whether the draft is submitted on time vs. late.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Nancy Barba, Planning Commissioner, spoke representing herself, expressed support for by-right fourplexes throughout the City; thanked staff for their work; expressed concern with work still to be done; discussed the importance of submitting the draft as is; denial of the budget amendment request; and she noted that much work had been done with the available resources.

Jamie Wallace requested timed notice for the 7 day public review period required by law so that the public can review the draft before it is submitted to HCD with adequate notice provided to interested parties; noted staff assertions that Regional Housing Needs Assessment (RHNA) numbers can be met without incremental infill; she questioned the point of incremental infill; discussed affordability and keeping people in their apartments; the City analysis; she asserted that incremental infill should be dropped as it would not provide affordable housing but would instead raise land values for developers and speculators; and she acknowledged the divisiveness of the issue.

Disa Lindgren expressed appreciation for City Council leadership and staff efforts; support for adoption of the update; discussed the importance of not missing the deadline; the ability to improve the draft; the pro-housing Housing Element; the importance of affordable housing; and applying for the state's pro-housing designation funding opportunity.

Bubba Fish, Advisory Committee for Housing and Homelessness, expressed support for adoption of the plan; discussed making further improvements to the plan; the need for more housing; the importance of building affordable housing in every neighborhood; implementation of a 100% affordable housing overlay and an affordable housing ballot measure; he wanted to see all parking minimums eliminated, parking maximums established near transit, and application for the state's pro-housing designation funding opportunity; and he asked for priority processing for ADU (Accessory Dwelling Unit) and affordable housing permits.

Elias Platte Bermeo expressed appreciation for the work done by the City Council and staff with the resources allocated; discussed the importance of improving the Housing Element and moving forward; maintaining momentum; implementation of a 100% affordable housing overlay and ballot measure; applying for the state's pro-housing designation funding opportunity; ending parking minimums and making other pro-housing policy changes; and he thanked Mayor Lee and Council Members Fisch and McMorris for fighting for equity, affordability and sustainability through the process.

Kate Ainslie provided background on herself; expressed appreciation to staff for their work; noted there is no such thing as perfect; felt the matter should move forward; wanted to see more affordable housing built in the City; discussed forward thinking parking management; the importance of

decentering lives around cars; and she urged adoption of the Housing Element.

Michael Ainslie thanked the City Council and staff for their hard work; echoed comments made by Kate Ainslie; and he expressed support for adopting the Housing Element.

Jeannine Wisnosky Stehlin asked that the proposed Housing Element be rejected; discussed penalty for non-adoption of the Housing Element; residential upzoning; affordable housing; meeting RHNA requirements without residential upzoning; going beyond what SB 9 and SB 10 require; she asked for a properly noticed public hearing; and she asked that the Housing Element Negative Declaration be rejected.

Michael Ainslie was called to speak but did not respond.

Bryan Sanders was called to speak but did not respond.

Matt Tweedie was called to speak but did not respond.

Bronwyn Jamrok provided background on herself; expressed support for adding density to her neighborhood; and she urged the City Council to adopt the draft and focus on affordable housing in all neighborhoods in the City.

Bryan Sanders was called to speak but did not respond.

Sharlene London was called to speak but was not on Webex.

Brady Borcharding asked the City Council to pass the updated Housing Element and join other California cities in planning and building fair housing.

Debbie Andorka provided background on herself; expressed concern that houses in her neighborhood could become R4; noted that she and her neighbors were working families and did not have 3-4 hours to ask that the City stop; expressed concern that the changes to add densification were environmental; she noted that the EIR had not been done yet so it did not make sense to say that there was not an impact; and she expressed concern that residents could do nothing but ask the City to stop and have the City do what they want anyway.

Karim Sahli was called to speak but was not present on Webex.

Patrick Meighan, Culver City for More Homes, asked the City Council to pass the draft; discussed outreach; the important step forward to address the housing crisis; bringing housing to every neighborhood; the process; work to craft and implement specific policies; and he urged the City to apply for the pro-housing designation to receive state funding.

Iain G. was called to speak but was not present on Webex.

Annie L. was called to speak but was not present on Webex.

Larissa Hogan was called to speak but was not present on Webex.

Eric Rudin was called to speak but was not present on Webex.

Elliot Lee urged Culver City to adopt the draft Housing Element representing an important step toward creating more housing for all income levels in the City; discussed low inventory for middle housing; increasing density through infill housing; increasing supply; fighting climate change; reducing Vehicle Miles Travelled (VMT); and appreciation for the work done.

Michael Ainslie resumed his commented and expressed support for adopting the Housing Element Update; discussed seeing housing production take shape in the City; consequences of missing the state deadline; leading the way on housing as a City; the state's pro-housing designation; getting more funds for affordable housing; and he expressed appreciation for efforts put into the process.

Bryan Sanders expressed opposition to the current Housing Element and asked the City Council to reject it; discussed affordability; the claim that increased density will decrease greenhouse gases; real environmental impact from development; stated that the Negative Declaration is a rubber stamp policy document; expressed opposition to incremental infill; he asked the City Council to reject the draft; and he noted that anyone could register to attend the Chamber of Commerce meeting attended by Council Member Eriksson because it was publicized and open to everyone.

Marcus Baisley, Southwest Regional Council of Carpenters, discussed benefits to using a local skilled and trained workforce.

Lori Garcia expressed concern regarding the Mayor's mother; discussed the January 6 Planning Commission meeting;

Commissioner awareness regarding R1 upzoning requirements; affordability; and concern with providing the promised affordability.

Marcus Baisley discussed benefits to using a local skilled and trained workforce; a 2020 report called: *Putting California on the High Road, a Jobs and Climate Action Plan for 2030* by the California Workforce Development Board; and the application of local skilled and trained workforce requirements for private developments.

Cindy Bailey expressed concern for the Mayor's mother; support for the work of the City; discussed length of the process; people who are not being heard; by-right building; the need for City review; Planning Commission consideration and recommendations; allowing single family homeowners on R2 properties to remain single family when they rebuild; and allowing permit parking if minimums are eliminated.

Bill Gallagher was called to speak but was not on Webex.

Yolanda Arias-Arenas was called to speak but could not be heard.

Ron Bassilian was called to speak but was not on Webex.

Rosi Gabl was called to speak but was not on Webex.

David Hoyt was called to speak but was not on Webex.

Khin Khin Gyi discussed learning from the mistakes of other cities that built market rate luxury housing that was not affordable; the recent Land Use Law and Planning Conference at UCLA; profitability of single family homes; the importance of listening to everyone moving forward; and agreement with the Planning Commission recommendations to allow 100% residential buildings on current commercial and industrial developments.

Freddy Puza discussed outreach; support for the strong Housing Element; the need for more housing; keeping up with economic growth; equitable distribution of housing; current density in Fox Hills; incremental infill in other areas of the City; ensuring affordable housing; the 100% affordable housing overlay; incentives; accountability measures to review progress of the Housing Element and make changes; and he urged the City Council to adopt the proposed Housing Element.

Theresa McCarthy was called to speak but was not on Webex.

Yolanda Arias-Arenas was called to speak but could not be heard.

Ron Bassilian requested clarification regarding statements from the Mayor about allowing up to 8 units; discussed combining the incremental infill proposal and SB 9; difficulty navigating City Council meetings; he asserted that the City was not divided; discussed petitions; the incremental infill plan; loud activists using the same script; outreach; and obfuscation.

Robin Turner asserted that the meetings were exclusionary and an Americans with Disability Act (ADA) violation; discussed the ESA request; stakeholders; the lack of adequate notice during the process; she asked that the City listen to the majority of the voters and remove forced upzoning from the Housing Element; discussed the promise of affordable housing; and the false narrative of helping low income housing.

Norman Lehnert was called to speak but could not be heard.

Corey Crockerham was called to speak but could not be heard.

Kathy Leckie discussed inadequate citizen engagement; incremental infill and by-right language; lack of affordable housing; environmental impacts of eliminating trees and greenspace; lack of improvement to infrastructure; and she asked that the proposed Housing Element be rejected.

Amy Penchansky felt that the meeting was a nod to the screen magic in Culver City; noted that she had not met anyone who wanted the housing initiative; discussed difficulties getting on Webex; environmental impacts; she felt the process should be stopped as it was rigged and immoral; and she expressed concern for the health of the Mayor's mother.

Ronald Ostrin was called to speak but could not be heard.

Scott Kelly expressed appreciation for the work done and best wishes to the Mayor and his family; discussed R4 and R8 zoning; additional schools, water, sewage and internet with increased density; whether density must be increased; increased diversity and affordability; and he noted that once the changes are made they cannot be reversed.

Greg Maron expressed support for adopting the Housing Element; discussed his neighborhood; and achieving diversity by adding multi-unit and affordable housing.

Corey Crockerham was called to speak but could not be heard.

Ron Ostrin discussed the difference between R4 and SB 9; residency requirements; creating generational wealth; lot splits; progressive Council Members who want to give the gift of R4 by-right to developers, Wall Street and hedge fund managers; environmental impacts; the theft of Culver City by big moneyed interests; and support for approval of the Housing Element with the removal of language changing R1 to R4 by-right.

Timothy Bayley was called to speak but could not be heard.

John Wacker was called to speak but was not on Webex.

Ken Alexander asserted that the way to create affordable housing was to prioritize larger apartment complexes on primary corridors with increased height limits; stated that going beyond the requirements of SB 9 and 10 adds to million dollar plus condos for the privileged and provides no affordability; expressed concern with treating homeowners as the enemy; discussed parcel taxes; needed improvements; access and affordability; and prioritizing pleasurable righteous indignation for privileged progressives over actual affordability for People of Color and enacting systemic racism.

Dr. Kelly Kent, Culver City Unified School District (CCUSD) Board Member, speaking on behalf of herself, encouraged the City Council to adopt the Housing Element; discussed timely feedback from HCD that would allow the City to get closer to the goal of providing more housing for those who work in the City; a recent resignation of a beloved CCUSD employee who could no longer make the commute; she asked the City to apply for the pro-housing designation from the state; and that the City pursue an affordable housing overlay and affordable housing and workforce ballot measure.

Hannah Rhodes was called to speak but could not be heard.

Corey Crockerham was called to speak but could not be heard.

Bonnie Wacker was called to speak but was not on Webex.

Mary Daval thanked staff for their work on the Housing Element and on the meeting; urged the City Council to adopt the Housing Element and improve upon it while moving forward to build housing for all income levels; discussed missing the state

deadline; by-right approval for projects with 20% of units for low-income households; moving forward with a 100% affordable housing overlay zone; gaining funding opportunities from the state's pro-housing designation; eliminating parking minimums; prioritizing processing and by-right approval for ADU, multi-family and affordable housing permits; and making pre-approved plans available wherever possible.

Peter Stern was called to speak but was no longer on Webex.

Norman Lehnert was called to speak but could not be heard.

John Buuck was called to speak but could not be heard.

Ronald Boykin thanked the City for their hard work; expressed support for the Housing Element Update; discussed state acceptance of the Housing Element; the pro-housing designation; and serving as a model for other cities.

Michelle Weiner discussed the word "tweezie" which means community project; community input; lack of agreement; leading the way with the Housing Element; rezoning single family housing so that more homes can be built; and creativity in finding solutions and designs.

Ken Palmer was called to speak but was not present on Webex.

Mark Lipman discussed the Negative Declaration; the inconceivable nature of finding no impact to densification; specific examples of environmental impacts due to proposed density; concern with a lack of honesty regarding environmental impacts to the community and therefore concern with honesty regarding the entire Housing Element; the racial justice affordable housing propaganda campaign; the inability of the Housing Element to address racial justice or affordability; and prioritizing young people making six figures.

Laura Embry expressed appreciation to the City for their hard work on the item; support for the proposed Housing Element and the pro-housing designation; affordable and sustainable housing for all families; her activism helping families from El Marino Language School; the lack of affordable housing and inability for people to find a safe place to live; and issues associated with a lack of affordable housing.

Suzanne Debeneditis acknowledged Laura for her tireless efforts; discussed assessing the capacity of the City's water

and sewers to adequately accommodate the Housing Element; preventing potential water rationing and sewer backup; reductions to VMT by asking Amazon and building developers to transform a portion of their parking into workforce housing; the pro-housing designation; use of air space above small retail; rent-to-own; mixed income elements and car-free workforce housing; she indicated that she would provide information to Council Members; and she expressed support for comments from Marcus Baysley that the City require all new building projects to hire union and from EDD's workforce to help the City live its inclusive values.

Karim Sahli felt that if people want to have four units on their lot and can support that, they should be allowed to.

Stephen Jones expressed gratitude to staff for their efforts on the Housing Element; discussed the pro-housing Housing Element; examination of all neighborhoods for more housing; by-right approvals City-wide for 20% affordable housing; implementation; the urgent need; he asked that the City implement the affordable housing overlay zone with an affordable and workforce funding housing ballot measure this year; discussed additional funding available with the elimination of parking minimums, processing affordable housing faster, and providing pre-approved plans for ADUs and SB 9 fourplexes; and he asked the City to approve the proposed Housing Element.

Paavo Monkkonen was called to speak but could not be heard.

Tristan Ezidore thanked the City for their efforts; discussed housing insecurity; taking a bold stance; the need for a 100% affordable overlay and an affordable housing ballot measure; he thanked Brady Borcharding for his op ed on neighborhood character; discussed road diets; and he encouraged people to be a part of the change they want to see in the world by riding their bikes or using the circulator.

Marta Ruvalcaba was called to speak but could not be heard.

Melissa Sanders expressed concern that the Housing Element was still being discussed; noted that City employees, the Planning Commission and the consultants had indicated that elimination of R1 was not necessary but it was still being included; discussed SB 9; concern with handing over properties to developers; affects to the affordability of single family homes; affordable housing along major boulevards; and transportation access.

Linda T expressed appreciation to staff for their work; support for approving the Housing Element; discussed rethinking parking minimums; implementing parking maximums; reconsideration of setback depth; revisiting design standards for neighborhoods to maximize space; finding ways to fund affordable housing; and supporting property taxes to fund affordable housing.

Corey Crockerham was called to speak but could not be heard.

Norman Lehnert was called to speak but was no longer on Webex.

John Buuck was called to speak but could not be heard.

Timothy Bayley was called to speak but was not present on Webex.

Lori Garcia questioned whether many of the speakers had attended Planning Commission meetings; wanted affordable units required with upzoning; and she wanted to see low-income affordable housing actually implemented.

Yolanda Arias-Arenas was called to speak but could not be heard.

Paavo Monkkonen echoed previous comments thanking staff for their work to change the City for the better; discussed getting housing built; work to segregate the City by race and class; integration; and he offered to help in any way moving forward.

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

Discussion ensued between staff and Council Members regarding scheduling an emergency meeting to meet the deadline; past practices; enforcement; substantive consequences for cities that do not try to take steps to meet RHNA; support for requiring one affordable unit in fourplexes; the intent to build more affordable housing; market rate solutions; housing insecure residents; proposed development of transitional and permanent supportive housing on Sepulveda; support for moving the Housing Element with provisions for local hire; union bids for City projects as the lowest responsive bid; the guarantee of quality that goes with unions; saving money for the City while providing well-paying jobs for the City; VMT; reducing greenhouse gas output; transportation; enacting policy to encourage transportation provisions throughout the entire City; MOVE Culver City; the need for infrastructure and options for

protective bike lanes; ways to complement available bus service; ensuring that people reduce VMT by encouraging taking transportation; reaching a decision before February 12; scheduling a special City Council meeting to consider the item; public noticing requirements; continuing the Public Hearing to a date certain; length of time needed by HCD for review; severe consequences with not approving the Housing Element; support for the Housing Element if all infill is removed; consideration of all points of contention; and the Negative Declaration.

Council Member Eriksson moved to approve the Housing Element with the removal of infill development. Vice Mayor Vera agreed to second the motion if the Negative Declaration was included.

Additional discussion ensued between staff and Council Members regarding scheduling a special meeting to finish the discussion more fully; concern that a Housing Element would not be adopted without the infill and the Negative Declaration; removal of infill in R1 from the Housing Element due to the lack of affordability and small amount of RHNA addressed; and Robert's Rules of Order.

Council Member Fisch made a substitute motion to approve the Housing Element and Negative Declaration as presented in the staff report, seconded by Council Member McMorris.

Further discussion ensued between staff and Council Members regarding having a special meeting; submitting a Housing Element without any environmental documents; concern with missing the deadline; the importance of a full review of everything; status of motions made; and procedural rules.

Council Member Eriksson suggested continuing the item to February 9.

Additional discussion ensued between staff and Council Members regarding clear direction from the City Attorney on proper procedure; consequences to lack of certification; risk that the builders' remedy is successful; instant ministerial approval for any lot in town regardless of zoning or height limit with 20% below market rate units; the responsible thing to do; working to not have to rezone by October; voting on the substitute motion; taking the time to get the item right; censoring residents and Council Members by pushing the vote forward; and concern with not allowing Council Members the right to speak. Following procedure, the City Council voted on the substitute motion first.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL ADOPT THE RESOLUTION ADOPTING THE HOUSING ELEMENT GENERAL PLAN ELEMENT AMENDMENT P2021-0241-GPE); AND APPROVING THE SUBMITTAL OF THE 2021-2029 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW FOR SUBSTANTIAL COMPLIANCE WITH STATE LAW.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor Lee left the meeting at 11:21 p.m.

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Item A-3

CC - (1) Discussion and Review of Options for the Closure of Main Street, Between Culver Boulevard and the City Boundary South of Venice Boulevard, and the Installation of Bollards; and (2) Direction to the City Manager as Deemed Appropriate

This item was deferred to a future meeting.

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Item A-4

CC - (1) Discussion of Alleged Committee Member Misconduct and Possible Disciplinary Action up to and Including Removal from the Committee; and (2) Direction to the City Manager as Deemed Appropriate

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

Jeremy Green, City Clerk, explained City Council policy on misconduct; inconsistency between Committee bylaws and City Council policy; the requirement of a 4/5 vote of the City Council; and the need for direction to staff.

Vice Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Mark Lipman reported that Mayor Lee had promised that he would be allowed to make a full statement rather than a shortened public comment.

Vice Mayor Vera granted Mr. Lipman the time promised.

Mark Lipman discussed the choice of the City Council not to hear the presentation on Direct Housing; helping those most in need in the community; undermining the work to the detriment of the community; slander and defamation of character; life experience; priorities; hypocrisy in statements about the waste of money spent on recalls in election years; his expiring term in June and the option not to reappoint; City Council awareness of the issue; the choice to make a public spectacle; politically motivated retaliation over his lack of support for the upzoning agenda; timing of the complaint; years of work to get the Direct Housing presentation passed; concern with stifling advancements being made to help the homeless; as Committee Chair, he urged the City Council to put the political posturing aside and take Committee recommendations to address the growing emergency of homelessness; he discussed the ultimatum to resign or face a public shaming; the serious breach of ethics laws or code of conduct; due process; benefit of the doubt; the process that took place in Closed Session; lack of notification; improper handling of the process; Public Service Ethics Laws of California; the right to fair and unbiased decisionmakers; quasi-judicial matters; pre-judgement of the matter; concern with the ability of Council Members Fisch and McMorris to be objective; those who refuse to recuse themselves; the right to sue the City to overturn the decision; what it is like to be poor; prioritizing young people making six figures rather than older people being priced out and displaced; the structure of society based on ownership rights rather than human rights; concern with being unable to make a full statement in his own defense; and honorable service provided to the City.

Gloria Villamil indicated being Mr. Lipman's girlfriend; asserted that the actions of the City were disgraceful; discussed use events from their personal lives to defame Mr. Lipman; the stressful time; job loss and loss of their home; events that took place over a year ago; political motivation to remove Mr. Lipman from his volunteer service to the community to help the homeless; and she expressed outrage and upset at the City.

Amy was called to speak but could not be heard.

Lori Garcia felt that the City was out of control; discussed the Housing Element; and she indicated that she would contact the ACLU.

Amy was called to speak but could not be heard.

Discussion ensued between staff and Council Members regarding City policy; service of Commission, Board, and Committee Members at the pleasure of the City Council; conduct consistent with obligations for public office; concern with the allegations of misconduct set forth; duty to approach decisions thoughtfully; City policy; problematic behavior; accountability; the ability to reapply after completing anger management; the intersection between domestic violence and homelessness; the complaint brought to staff from a resident; repeat visits by CCPD; the severity of the situation; upholding standards; timing; inaction of the City Council; removal from the Advisory Committee on Housing and Homelessness; the Technical Advisory Committee (TAC); input from the Policy Subcommittee; and clarification that the TAC has largely concluded their work.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: REMOVE MARK LIPMAN FROM THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items Not on the Agenda

Vice Mayor Vera invited public comment.

Gabby Monzon, Deputy City Clerk, indicated that the speakers who had put in requests to speak were no longer on Webex.

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Items from Council Members

Council Member Fisch thanked his colleagues for their work.

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Council Member Requests to Agendize Future Items

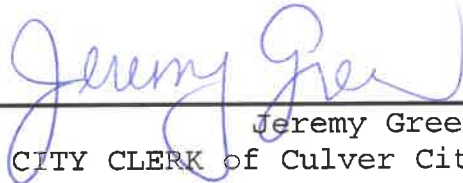
None.

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Adjournment

There being no further business, at 12:00 a.m. Tuesday, January 25, 2022 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting on February 14, 2022.

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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



DANIEL LEE
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: 14 February 2022