

## 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 10, 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 5:32 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.

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 5:34 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 - 2 items Pursuant to Government Code Section 54956.9(d)(4)

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**Reconvene**

Mayor Lee reconvened the City Council for Recognition Presentations at 6:58 p.m. with all Council Members present and, speaking on behalf of himself, he provided a land acknowledgement noting that the meeting was being held on the ancestral land of the Gabrielino Tongva with the lineage broken forcibly by the country.

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**Recognition Presentations**

Item R-1

**CC - A Proclamation in Honor of Dr. Martin Luther King, Jr. Celebration Day 2022**

Gabby Monzon, Deputy City Clerk, presented the Proclamation in Honor of Dr. Martin Luther King, Jr. Celebration Day 2022.

Darren Uhl, Parks, Recreation and Community Services Manager, thanked Mayor Lee for agreeing to participate in the program; discussed the location change for the event to the outdoor patio of the Senior Center; and he outlined the proposed schedule of events.

Mayor Lee expressed eagerness to attend the event noting that he had served on the Martin Luther King Jr. Committee for many years prior to becoming a Council Member.

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**Regular Session**

Mayor Lee reconvened the meeting of 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 noting to report out from Closed Session.

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

Mayor Lee reiterated the previous land acknowledgement of the Gabrielino Tongva people that he made when reconvening the City Council meeting after Closed Session.

Council Member McMorris expressed appreciation for the land acknowledgement; announced that State Senator Sydney Kamlager would be hosting a Governor Appointments Workshop on January 11 at 6:00 p.m. with additional information on her website; she noted that staff would be discussing ways to be involved in the City; and she encouraged anyone interested to serve, noting that she was looking forward to seeing everyone at the MLK event.

Council Member Eriksson reported that the upcoming Independent Cities Seminar had been postponed to April 1-3 due to the increase in the infection rate, but would remain at the same location.

Commissioner Fisch discussed support from the Southern California Association of Governments (SCAG) Regional Council for a proposed citizens' initiative to preempt state laws regarding land use if local law is different; the number of speakers from Culver City for and against the issue; concern with unintended consequences; the potential for regionalism; and the importance of legislative fine tuning.

Vice Mayor Vera expressed best wishes to everyone for a Happy New Year.

Mayor Lee hoped to see as many people as were able to be at the

Martin Luther King Jr. celebration on January 15 and at the Kingdom Day Parade on January 17 in Los Angeles; discussed innovative ideas from Dr. King and the simplification of his life; and he encouraged people to be safe.

Mimi Ferrel, City Clerk Specialist, announced 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 and more information available online at [culvercity.org/serve](http://culvercity.org/serve) or by calling (310) 253-5851.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Bryan Sanders questioned the rush to get the Housing Element adopted; discussed the resolution approved by the Planning Commission on January 6; adoption of the Housing Element before compliance with HCD; and he asked for clarification regarding penalties for non-compliance cited by the City Council.

Kelli Estes was called to speak but was not present on Webex.

Jamie Wallace was called to speak but was not present on Webex.

Marci Baun wished everyone a Happy New Year; questioned why meetings were still being held virtually; and she discussed those who have trouble getting on to Webex and therefore cannot participate.

Mark Lipman Advisory Committee on Housing and Homelessness Chair, requested City Council consensus to agendize a presentation and actionable item on a Direct Housing program on January 24; he discussed timing; and formulation of Committee work plans for the coming year.

Mayor Lee noted that the City Council had previously agreed to agendize that discussion.

Andrea Shainen was called to speak but was not present on Webex.

Simon Judkins provided background on himself; complimented the

transformation of the City with bike lanes; and he hoped to see continued progress on improving safety for citizens.

Kelli Estes asked to make comments at the end of the meeting.

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

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

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

Items C-7 and C-9 were considered separately at the end of the Consent Calendar and Item A-2 was considered before Item A-1.

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#### **Consent Calendar**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-6, C-8, AND C-10 THROUGH C-13.

#### Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for December 4, 2021 to December 31, 2021

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR DECEMBER 4, 2021 TO DECEMBER 31, 2021.

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#### Item C-2

CC:HA:SA - Approval of Minutes for the Special City Council Meetings of December 10, 2021 and December 28, 2021, and the

**Regular City Council Meeting of December 13, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETINGS OF DECEMBER 10, 2021 AND DECEMBER 28, 2021 AND THE REGULAR CITY COUNCIL MEETING OF DECEMBER 13, 2021.

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Item C-3

SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2022 through June 30, 2023; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2022 through June 30, 2023; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2022 THROUGH JUNE 30, 2023; AND,
2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2022 THROUGH JUNE 30, 2023; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

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Item C-4

CC - (1) Approval of the Use of the City Seal in the Design for the Equity and Human Relations Advisory Committee Award

**Medallion to be Provided to Equity and Human Relations Advisory Committee Award Recipients; and (2) Direction to the City Manager as Deemed Appropriate**

THAT THE CITY COUNCIL: APPROVE THE USE OF THE CITY SEAL IN THE DESIGN FOR THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE AWARD MEDALLION.

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Item C-5

CC - (1) Award of an Off-Cycle Special Events Grant in the Amount of \$1,037.00 and Designation of the Second Annual Small Book Publishers Fair as a City-Sponsored Event, as Recommended by the Special Events Grant Program City Council Ad Hoc Subcommittee; and (2) Authorization to the City Manager to Administratively Approve Applicable City Permits and Licenses Needed to Conduct the Event

THAT THE CITY COUNCIL:

1. AWARD \$1,037.00 IN AN OFF-CYCLE SPECIAL EVENT GRANT AND DESIGNATE THE SECOND ANNUAL SMALL BOOK PUBLISHERS FAIR AS A CITY-SPONSORED EVENT, AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; AND,

2. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS, PROVIDED SUCH PERMITS AND LICENSES ARE CONSISTENT WITH THE SCOPE OF THE EVENT AS SET FORTH IN THE GRANT APPLICATION (SUCH AUTHORITY SHALL NOT APPLY TO THE REQUIRED SPECIAL EVENTS PERMIT, WHICH SHALL CONTINUE TO BE ISSUED BY THE COMMITTEE ON PERMITS AND LICENSES).

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Item C-6

CC - (1) Approval of a Professional Services Agreement with IBI Group, a California Partnership to Assist the City of Culver

City in Developing a Technology Roadmap Plan for Culver City's Transportation Technology Infrastructure in an Amount Not-To-Exceed \$122,418 (Proposed Fee \$111,289 with 10% Contingency, \$11,129); and (2) Authorization to the City Manager to Approve Amendments to the Agreement up to The Contingency Amount

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH IBI GROUP, A CALIFORNIA PARTNERSHIP TO ASSIST THE CITY OF CULVER CITY IN DEVELOPING A TECHNOLOGY ROADMAP PLAN FOR CULVER CITY'S TRANSIT TECHNOLOGY INFRASTRUCTURE IN AN AMOUNT NOT-TO-EXCEED \$122,418 (PROPOSED FEE \$111,289 WITH 10% CONTINGENCY, \$11,129); AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT UP TO THE CONTINGENCY AMOUNT; 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-8  
(Out of Sequence)

CC - Approval of a Professional Services Agreement with AZ Construction, Inc. (DBA Ace Fence Company) in the Amount of \$85,000.00, for the Repair, Replacement and Modification of Fencing at Culver City Park

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH AZ CONSTRUCTION, INC. (DBA ACE FENCE COMPANY) IN THE AMOUNT OF \$85,000.00, FOR THE REPAIR, REPLACEMENT AND MODIFICATION OF FENCING AT CULVER CITY PARK; 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-10  
(Out of Sequence)

**CC - Adoption of a Resolution Approving a Salary Schedule for City Employees Effective January 1, 2022 in Accordance with the State of California Minimum Wage Ordinance**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING A SALARY SCHEDULE FOR CITY EMPLOYEES EFFECTIVE JANUARY 1, 2022.

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Item C-11

**CC - Approval of an Amendment to the Existing Professional Services Agreements with Absolute International Security to Continue PRCS and Transportation Security Services for an Additional Three-Month Period**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ABSOLUTE INTERNATIONAL SECURITY FOR A PERIOD OF THREE MONTHS; 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 - Adoption of a Resolution to Continue the Ability to Hold Teleconference Meetings for City Council and all City Commissions, Boards and Committees, as Required by AB 361 Every 30 Days, During the COVID-19 Proclaimed Local Emergency and California State of Emergency**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO CONTINUE THE ABILITY TO HOLD TELECONFERENCE MEETINGS FOR CITY COUNCIL AND ALL CITY COMMISSIONS, BOARDS AND COMMITTEES, AS REQUIRED BY AB 361 EVERY 30 DAYS, DURING THE COVID-19 PROCLAIMED LOCAL EMERGENCY AND CALIFORNIA STATE OF EMERGENCY.

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Item C-13

CC - (1) Tenth Review of the Need for Continuing the Local Emergency Declared on March 14, 2020 by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic, in Accordance with the Requirements of Government Code Section 8630; and (2) Direction to City Manager as Deemed Appropriate

THAT THE CITY COUNCIL: PURSUANT TO GOVERNMENT CODE SECTION 8630, CONDUCT A TENTH REVIEW OF THE NEED FOR CONTINUING THE LOCAL EMERGENCY DECLARED ON MARCH 14, 2020 BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

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Item C-7  
(Out of Sequence)

CC - Adopt a Resolution Approving a Master Agreement with Caltrans to Receive Grant Funds to Implement an Intersection Redesign of Overland Avenue, Ranch Road, and Kelmore Avenue; Caltrans No. ATPL-5240(041)

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Khin Khin Gyi expressed dissatisfaction with the plans which she pointed out did not include pedestrian refuge nor a landscaped mini-park as was indicated in the plan; she noted that the project was still in violation of the Americans with Disabilities Act (ADA); she asserted that a traffic light was needed; stated that it was illegal for a bicycle to pass through the traffic island; and she expressed concern with liability.

Discussion ensued between staff and Council Members regarding a traffic signal vs. a flashing light; sounds and vibrations with crossings; the design process; design improvements; the potential for a traffic signal in the future; reducing crossing distance for pedestrians; ADA compliance; neighborhood outreach and sentiment; the temporary grant funded design; gathering

data; audible signals; proposed improvements; adding a crossing light; and proximity to the nearby school.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING A MASTER AGREEMENT WITH CALTRANS TO RECEIVE GRANT FUNDING TO IMPLEMENT AN INTERSECTION REDESIGN OF OVERLAND AVENUE, RANCH ROAD AND KELMORE AVENUE, CALTRANS NO. ATPL-5240(041); 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-9  
(Out of Sequence)

**CC - Approval of a Four-Year Agreement with Downstream Services, Inc. for Operations and Maintenance Services of Culver Boulevard Stormwater Treatment and Retention Facility in an Amount Not-to-Exceed \$150,000 for FY 2021/2022 and an Annual Not-to-Exceed Amount of \$300,000 for FY 2022/2023 through FY 2024/2025**

Yanni Demitri, Public Works Director, provided an update on the project noting various delays.

THAT THE CITY COUNCIL:

1. APPROVE A FOUR-YEAR AGREEMENT WITH DOWNSTREAM SERVICES, INC. FOR OPERATIONS AND MAINTENANCE OF CULVER BOULEVARD STORMWATER TREATMENT AND RETENTION FACILITY IN AN AMOUNT NOT-TO-EXCEED \$150,000 FOR FY 2021/2022 AND AN ANNUAL NOT-TO-EXCEED AMOUNT OF \$300,000 FOR FY 2022/2023 THROUGH FY 2024/2025; 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-7 AND C-9.

Jeremy Green, City Clerk, indicated that through an oversight, Mark Lipman had not been called to provide comments on Item C-5.

Mark Lipman discussed the Small Book Publishers Fair and invited Mayor Lee to give the welcoming speech at the Festival noting strict observance of COVID protocols and an alternate date if necessary.

Mayor Lee expressed interest in participating if his schedule allowed and asked Mr. Lipman to provide further information.

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#### Action Items

Item A-2  
(Out of Sequence)

CC - Discussion of Whether to Place a Ballot Measure for Affordable and Workforce Housing on a Future General Municipal Election; (2) (If Desired) Creation of an Ad Hoc Affordable and Workforce Housing Ballot Measure City Council Subcommittee and Appointment of Two City Council Members thereto; (3) Discussion of Whether the City Should Partner with Culver City Unified School District (CCUSD); and (4) Direction to the City Manager as Deemed Appropriate

Onyx Jones, Chief Finance Officer, introduced the item and provided a summary of the material of record.

Tevis Barnes, Housing Programs Administrator, discussed the elimination of Redevelopment; lack of funding for affordable housing production or services; lack of access to affordable housing throughout the state; and the definition of and formula for affordable housing and workforce housing.

Onyx Jones, Chief Finance Officer, discussed potential funding sources for affordable and workforce housing projects; General Obligation Bonds vs. a Parcel Tax; Lease Revenue Bonds; potential scenarios and revenue generated; assistance to the Culver City Unified School District (CCUSD); and she presented a proposed timeline.

Discussion ensued between staff and Council Members regarding appreciation to staff and the Finance Advisory Committee (FAC)

for their efforts; inclusion of unimproved land; and Article 34.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Stephen Jones expressed appreciation for the presentation; noted the need for affordable housing; discussed the number of low income housing units built in the City vs. state requirements; the affordable housing overlay proposed by Mayor Lee; incentives; competition for federal money; Senator Kamlager's LA county affordable housing measure; delays; the need to give the City the money and the authority to build affordable housing; he asked that staff be directed to study the most ambitious ballot measure that would pass with the voters; and he thanked Council Member McMorris for raising the issue.

Marta Valdez was called to speak but did not respond.

Carolyn Libuser discussed meeting current needs; the importance of specificity; and she felt that people were already paying enough taxes.

Ben Needleman indicated having no comment

Burt Bochner was called to speak but was not present on Webex.

Elias Platte-Bermeo was called to speak but was not present on Webex.

Kate Ainslie thanked Mayor Lee for being cognizant of the time of citizens; she echoed comments from Stephen Jones; and she felt that everything possible should be done to create more affordable housing for teachers and those working in the City as well as housing for those who are experiencing homelessness.

Nancy Barba expressed appreciation for pushing the affordable housing discussion forward; echoed comments from Stephen Jones; agreed that much could be done and affordable housing still might not happen; discussed raising funds to attract developers; creating opportunities for housing development; the Regional Housing Needs Assessment (RHNA) cycle; and she asked that the matter be treated with a sense of urgency.

Gary Guthman was called to speak but was not present on Webex.

Khin Khin Gyi expressed appreciation for the presentation; concern with consideration of workforce housing without the input of frontline workers; she proposed a survey to the workforce to see who wants to move and live in Culver City; and she proposed revisiting the funding portion after the pandemic.

Gary Guthman was called to speak but could not be heard.

Freddy Puza expressed appreciation for the presentation of a tangible option to create affordable housing; discussed the need for housing for all income levels and for those who provide services; climate change; the need for multiple tactics to address issues; and he asked that staff be directed to study the issue and propose the best method and ballot proposal.

Jeannine Wisnosky Stehlin noted the importance of protecting existing residents and retaining existing businesses; discussed bonds and taxes paid by residents over the past 20 years; the survey conducted before the pandemic; economic hardship; and she listed the numerous Measures and the School Bond approved by voters noting that people need to be informed about what has already been done before moving forward.

Gary Guthman was called to speak but could not be heard.

Michael Ainslie expressed appreciation to Council Member McMorris and Mayor Lee for their leadership and advocacy; expressed support for the comments made by Stephen Jones; and he invited everyone to take the opportunity to support housing.

Bryan Sanders expressed support for addressing the housing issue but disagreement with methods proposed to address it; he opposed adding taxes and mortgaging the future with a bond; questioned why there were no other proposals on the table; expressed support for the efforts of City staff; and concern with the narrative running through YIMBY (Yes In My Back Yard) law that if you own a home you are rich.

Kelli Estes did not feel it was necessary to live on top of each other to combat climate change; discussed affordable housing; funding; existing affordable housing in the City; concern with neglected City infrastructure; additional parcel taxes; concern with debt being built; money spent on different City programs; state and county funding; she stated that residents were taxed the highest and businesses the lowest; and she proposed fixing the business license tax noting that businesses were driving the need for housing.

Jamie Wallace provided observations about serving on the Citizen's Bond Committee for money given to CCUSD noting that the money goes fast; she discussed shifting priorities; money meant for air conditioning; crumbling school buildings; concern as to whether state and federal funding has been exhausted; Measure H; teacher and staff housing for CCUSD; the need to poll teachers as to what they want; costs to build; number of units generated; and she expressed support for comments from Khin Khin Gyi, Bryan Sanders and Jeannine Wisnosky Stehlin.

Marci Baun echoed comments made by Bryan Sanders, Kelli Estes, Jeannine Wisnosky Stehlin and Jamie Wallace; noted the struggle for many residents to pay the already high taxes; and she wanted to see more proposals available than a parcel tax.

Andrea Schainen was called to speak but was not on Webex.

Andrew Lachman, FAC Chair, indicated that the Committee was ready to assist in identifying funding to meet needs; discussed staff shortages; competitiveness to attract employees; different approaches requiring ballot approval and some that do not; other forms of housing for the homeless; Council purview and assistance from the Committee; and he invited people to attend the joint meeting with the Parks, Recreation and Community Services Commission and the meeting with participatory budgeting.

Mayor Lee received clarification regarding options that may not need to be on the ballot including leveraging existing assets and different kinds of bonds.

Michelle Weiner echoed comments made by Freddy Puza regarding the importance of providing affordable housing in the community and she indicated trust in the subcommittee and staff with the help of the FAC to come up with strategies.

Patricia Bijvoet noted the need for workforce and affordable housing; discussed the insufficiency of current funding sources; the complexity of the situation; and support for creating a subcommittee to find ways to fund affordable housing.

Kelly Kent congratulated Mayor Lee; expressed appreciation to Council Member McMorris for bringing the item forward, to staff for their efforts, and to the City for their support of CCUSD's exploration of an affordable workforce housing measure; she provided an update on CCUSD efforts; discussed housing to

support low income and unhoused families; the survey of staff interest conducted; formation of a committee of union stakeholders and district representatives; she was looking forward to hearing the direction of the City; and she expressed appreciation for the consideration of partnership on the important issue.

Disa Lindgren congratulated the new Mayor and expressed appreciation for the land acknowledgement; thanked Council Member McMorris for bringing the conversation forward; discussed the importance of the issue; funding from the City; lack of action on the item for decades; appreciation for the thoughtfulness of staff in considering the matter; and she expressed full support for moving forward.

Ronald Boykin was called to speak but was not present on Webex.

Patrick Meighan, Culver City for More Homes, discussed the need for stability, supply and subsidy; thanked Council Member McMorris for bringing the matter forward; and he asked the City Council to support the item.

Discussion ensued between staff and Council Members regarding data points from the CCUSD Workforce Housing Survey; addressing gaps in meeting community member needs; urgency to the issue; climate impacts; finding paths to housing for those working in the City; funding sources; those who support affordable housing but not the proposed solutions; finding a way forward; appreciation to staff for their work; support for the ballot measure, creation of a subcommittee and a partnership with CCUSD; dissolution of the Redevelopment Agency by the state; the feeling that cities should join together to push the state for funding; the Bill proposed by Sydney Kamlager; the responsibility of the state; zoning changes; concern with raising taxes on people with a fixed income; concern that the action would not help existing residents; the need for a state run rental assistance program; ensuring money goes where it is needed; concern with creating a financial burden; the suggestion for an emergency rental assistance program; focusing on the primary responsibilities of the City; staff shortages; the 20% vacancy in the City; the Housing Accountability Act; systemic failures; money brought into the City for housing; current surpluses; coming deficits; the need to create sustainable programs; Tax Increment Financing; siphoning revenue from other entities; taxes in other cities; the need for more study; the need for support of the item; low trust in government; timing; the business license increase proposed by the FAC; demands for



service; timing; concern that November is too soon for a ballot measure; support for creating an ad hoc subcommittee or assigning it to the Housing Subcommittee; and support for collaboration.

Additional discussion ensued between staff and Council Members regarding creation of a bond vs. a parcel tax; SB 579; incentivizing development of affordable housing by developers; support for studying the best way to address the issue; concern with passing on another tax to residents; the need to create a robust anti-speculation policy; limiting corporate housing; dissuading foreign ownership; vacancy taxes; anti-flipping provisions; owner occupancy; ways to provide the level of affordability being sought; support for study by the FAC; including the partnership with CCUSD in the study; comments by the FAC Chair regarding alternative ways to raise revenue to a ballot measure; the presentation from Urban Futures; securing assets with a Lease Revenue Bond; bonds that do not require a vote of the public; current debt obligations; the preferability of a revenue source that does not include acquiring debt; debt essential for large infrastructure projects; different ways to use a dedicated revenue source for housing; added flexibility with a parcel tax; allocating a portion of retail cannabis sales; reparations in the form of housing as part of the apology for the history of the City as a sundown town; Prop 209 concerns; other cities that have put similar policies forward; applying housing funds for a specific people; Business License Tax Revenue; funding allocation; manufactured polarization; addressing the homelessness crisis; shared responsibility; support for a parcel tax to ensure an ongoing level of funding; the need for consistent response; the complexity of housing and homelessness and the need for a multi-faceted approach; the need to take action this year; the percentage of unhoused individuals experiencing substance abuse and mental issues; current programs to address the issue; length of processes; increased numbers of homeless and housing insecure people; intentionally studying the viability of placing an item on the ballot in 2022; the need to address the homelessness crisis that is worse than it has been in almost 100 years; taking action in conjunction with others; use of funds on housing construction as well as connecting people with existing housing; providing services in the interim; the human cost of delays; premature death for those living on the streets; the recent unprecedented rains in the City; support for a ballot measure for workforce and affordable housing; the value of having teachers and government workers live locally; creation of an Ad Hoc Workforce Housing and Affordable Housing subcommittee; support for a broad community

benefits framework and collaboration with local entities; companies with a large workforce in the City; working with a coalition of business leaders; the need for substantive actions and solutions; consensus to create a subcommittee; ambiguity on ballot timing; involvement of the FAC; allowing the public to be engaged in the discussion; concern with setting a specific timeline before polling is complete; support for moving forward to find the path to success; building a coalition to get necessary voter support; the palette shelter discussion; the feeling that a subcommittee would be able to work more quickly than the FAC could; support for involvement of the Housing Subcommittee as well as the FAC, the Advisory Committee on Housing and Homelessness (ACHH) and the Equity and Human Relations Advisory Committee (EHRAC); support for getting feedback and buy-in; concern with expanding the scope of the current ad hoc subcommittee; agreement to create a separate ad hoc subcommittee; direction to the subcommittee to return to the City Council with regular reports; the importance of polling and surveying; and data to gauge support of the voting population.

MOVED BY MAYOR LEE, AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: CREATE AN AD HOC AFFORDABLE AND WORKFORCE HOUSING BALLOT MEASURE CITY COUNCIL SUBCOMMITTEE AND APPOINT COUNCIL MEMBERS FISCH AND MCMORRIN THERETO TO EXPLORE THE ISSUE AND INTERACT WITH THE FAC, ACHH AND EHRAC WITH A REPORT BACK TO THE CITY COUNCIL INCLUDING SURVEY AND POLLING AS PART OF THE CONVERSATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-1

CC - (1) Adoption of Resolutions and/or Motions Appointing City Council Members/Staff Members to Various Outside Agency Boards, City Council Subcommittees and Other Related Bodies; (2)

**Creation of Subcommittees as Needed and Appointments thereto;  
(3) Dissolution of Subcommittees as Needed; and (4) Direction  
to the City Clerk as Deemed Appropriate**

Gabby Monzon, Deputy City Clerk, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding consistency of appointments; Member interest in serving on various bodies; bodies that require the service of the Mayor; continuity; appointments to the Mobility, Traffic and Parking Subcommittee; the stipend to attend the Los Angeles County Sanitation District #5; completion of Form 700; assessing how many bodies Council Members serve on and for how long; equity issues; transparency; who gets opportunities; efficacy of specific roles; and formal creation of and appointments to the Ad Hoc Public Safety Subcommittee.

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

1. ADOPT RESPECTIVE RESOLUTIONS/MOTIONS RELATED TO THE APPOINTMENT OF COUNCIL MEMBERS TO VARIOUS OUTSIDE AGENCY BOARDS, CITY COUNCIL SUBCOMMITTEES, AND OTHER RELATED BODIES; AND,
2. ADOPT THE RESOLUTION APPOINTING MAYOR LEE AS DELEGATE AND VICE MAYOR VERA AS ALTERNATE DELEGATE FOR THE LOS ANGELES COUNTY CITY SELECTION COMMITTEE; AND,
3. APPOINT COUNCIL MEMBER ERIKSSON AS DELEGATE AND VICE MAYOR VERA AS ALTERNATE DELEGATE TO THE LEAGUE OF CALIFORNIA CITIES/LOS ANGELES COUNTY DIVISION; AND,
4. ADOPT THE RESOLUTION APPOINTING COUNCIL MEMBER ERIKSSON AS DELEGATE AND VICE MAYOR VERA AS ALTERNATE DELEGATE TO THE INDEPENDENT CITIES ASSOCIATION OF LOS ANGELES COUNTY; AND,
5. ADOPT THE RESOLUTION APPOINTING MAYOR LEE AS DIRECTOR, AND VICE MAYOR VERA AS ALTERNATE DIRECTOR, TO THE LOS ANGELES COUNTY SANITATION DISTRICT #5; AND,
6. ADOPT THE RESOLUTION APPOINTING MAYOR LEE AS OFFICIAL REPRESENTATIVE AND VICE MAYOR VERA AS ALTERNATE REPRESENTATIVE TO THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG); AND,

7. TAKE NO ACTION, LEAVING THE CITY MANAGER JOHN M. NACHBAR AS OFFICIAL REPRESENTATIVE TO THE DISASTER MANAGEMENT AREA A EXECUTIVE BOARD; AND,

8. APPOINT COUNCIL MEMBER FISCH, AS REPRESENTATIVE TO THE GOVERNING BOARD, AND COUNCIL MEMBER ERIKSSON AS THE ALTERNATE REPRESENTATIVE TO THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS; AND,

9. APPOINT MAYOR LEE AS LIAISON TO INTERAGENCY COMMUNICATIONS INTEROPERABILITY (ICI) SYSTEM; AND,

10. APPOINT MAYOR LEE AS DIRECTOR AND COUNCIL MEMBER MCMORRIN AS ALTERNATE DIRECTOR TO THE CLEAN POWER ALLIANCE AND THE PUBLIC WORKS DIRECTOR OR HIS DESIGNEE AS SECOND ALTERNATE DIRECTOR; AND,

11. APPOINT COUNCIL MEMBER ERIKSSON AND VICE MAYOR VERA AS MEMBERS OF THE LAX NOISE ROUNDTABLE; AND,

12. APPOINT COUNCIL MEMBER ERIKSSON AND VICE MAYOR VERA AS MEMBERS OF THE LAX AD HOC SUBCOMMITTEE; AND,

13. APPOINT COUNCIL MEMBER FISCH AND COUNCIL MEMBER ERIKSSON, AS MEMBERS OF THE JOINT FINANCE AND JUDICIARY SUBCOMMITTEE; AND,

14. APPOINT COUNCIL MEMBER FISCH AND COUNCIL MEMBER ERIKSSON TO THE CITY TREASURER'S INVESTMENT SUBCOMMITTEE; AND,

15. APPOINT COUNCIL MEMBER FISCH AND COUNCIL MEMBER ERIKSSON, AS MEMBERS OF THE AUDIT, FINANCIAL PLANNING, AND BUDGET SUBCOMMITTEE; AND,

16. APPOINT COUNCIL MEMBER ERIKSSON AND VICE MAYOR VERA, TO THE STANDING ECONOMIC DEVELOPMENT SUBCOMMITTEE; AND,

17. APPOINT COUNCIL MEMBER MCMORRIN AND VICE MAYOR VERA TO THE CULVER CITY UNIFIED SCHOOL DISTRICT/CITY COUNCIL LIAISON SUBCOMMITTEE; AND,

18. APPOINT MAYOR LEE AND COUNCIL MEMBER MCMORRIN TO THE STANDING SUSTAINABILITY SUBCOMMITTEE; AND,

19. APPOINT COUNCIL MEMBER FISCH AND COUNCIL MEMBER ERIKSSON TO THE STANDING MOBILITY, TRAFFIC AND PARKING SUBCOMMITTEE; AND,

20. APPOINT MAYOR LEE AND COUNCIL MEMBER FISCH TO THE AD HOC REGIONAL OIL OPERATIONS SUBCOMMITTEE, WHO SHALL ALSO SIT ON THE COMMUNITY ADVISORY PANEL FOR THE BALDWIN HILLS COMMUNITY STANDARDS DISTRICT AS REPRESENTATIVE AND ALTERNATE, AS DETERMINED BY THE SUBCOMMITTEE MEMBERS; AND,

21. APPOINT COUNCIL MEMBER MCMORRIN AND VICE MAYOR VERA TO THE AD HOC CITY COUNCIL POLICIES SUBCOMMITTEE; AND,

22. APPOINT MAYOR LEE AND VICE MAYOR VERA TO THE CITY COUNCIL WEST LOS ANGELES COLLEGE LIAISON SUBCOMMITTEE; AND,

23. APPOINT COUNCIL MEMBER ERIKSSON AND COUNCIL MEMBER MCMORRIN TO THE AD HOC POLICE LIAISON SUBCOMMITTEE; AND,

24. APPOINT COUNCIL MEMBER FISCH AND COUNCIL MEMBER MCMORRIN TO THE AD HOC HOUSING AND HOMELESS SUBCOMMITTEE; AND,

25. APPOINT MAYOR LEE AND COUNCIL MEMBER MCMORRIN TO THE AD HOC STREET VENDORS SUBCOMMITTEE; AND,

26. APPOINT MAYOR LEE AND COUNCIL MEMBER MCMORRIN TO THE AD HOC SHORT TERM RENTAL POLICY SUBCOMMITTEE; AND,

27. APPOINT COUNCIL MEMBER ERIKSSON AND VICE MAYOR VERA TO THE AD HOC CANNABIS POLICY SUBCOMMITTEE; AND,

28. APPOINT MAYOR LEE AND COUNCIL MEMBER MCMORRIN TO THE AD HOC EQUITY SUBCOMMITTEE; AND,

29. APPOINT MAYOR LEE AND COUNCIL MEMBER ERIKSSON TO THE AD HOC MUNICIPAL FIBER NETWORK SUBCOMMITTEE; AND,

30. CREATE THE AD HOC FISCAL YEAR 2022-2023 SPECIAL EVENTS GRANT PROGRAM SUBCOMMITTEE AND APPOINT VICE MAYOR VERA AND COUNCIL MEMBER MCMORRIN THERETO; AND,

31. CREATE THE AD HOC VOTING RELATED BALLOT MEASURES SUBCOMMITTEE AND APPOINT MAYOR LEE AND COUNCIL MEMBER FISCH THERETO; AND,

32. CREATE THE AD HOC 2022 LEGISLATIVE AND POLICY PLATFORM SUBCOMMITTEE AND APPOINT MEMBERS MAYOR LEE AND COUNCIL MEMBER ERIKSSON THERETO; AND,

33. CREATE THE AD HOC PUBLIC SAFETY SUBCOMMITTEE AND APPOINT MAYOR FISCH AND COUNCIL MEMBER ERIKSSON THERETO; AND,

34. CREATE THE AD HOC AFFORDABLE AND WORK FORCE HOUSING BALLOT MEASURE SUBCOMMITTEE AND APPOINT COUNCIL MEMBER FISCH AND COUNCIL MEMBER MCMORRIN THERETO; AND,

35. DISSOLVE THE AD HOC FISCAL YEAR 2021-2022 SPECIAL EVENTS GRANT PROGRAM SUBCOMMITTEE, THE AD HOC 2021 LEGISLATIVE AND POLICY PLATFORM SUBCOMMITTEE, AND THE AD HOC WENDE MUSEUM CREATIVE COMMUNITY CENTER AND COMMUNITY GARDEN COMPREHENSIVE PLAN AD HOC SUBCOMMITTEE.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Kelli Estes expressed hope that the City would clarify what money was being gathered to be spent on; discussed concern with a lack of focus in comments made; wasted money; concern with being afraid to raise business taxes; comparability of business taxes with other area cities; state money; concern with damage being done by the City Council; and the passage of Measure RE.

Jamie Wallace discussed inquiries made at the January 6 Planning Commission meeting regarding meeting RHNA numbers without Housing Element incremental infill, the necessity of changing single family zoning, meeting affirmatively fair housing requirements, workforce and affordable housing generated in single family areas, and the number of units generated by forever changing zoning in residential areas with incremental infill; she asked that staff be directed to conduct a housing analysis including ADU and SB 9 duplexes to judge whether having incremental infill has any realistic effect on the need; she asked that the City Council discuss whether incremental infill is needed; she questioned why the Planning Commission was asked to vote on adopting a legally non-compliant Housing Element; she discussed procedures; wasting time by adopting the Housing Element before it has been deemed legally compliant by HCD; public review of the Housing Element; AB 215; noticing; and she asked that the Housing Site Inventory be made available to the public as a searchable spreadsheet.

Phil Olson was called to speak but was not present on Webex.

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**Items from Council Members**

Discussion ensued between staff and Council Members regarding addressing concerns raised by members of the public in the staff report for the item when it returns; affordability covenants; expiring covenants; jurisdiction over length of covenants; the affordable housing overlay; community land trusts; and addressing the issue of long-term affordability.

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**Council Member Requests to Agendize Future Items**

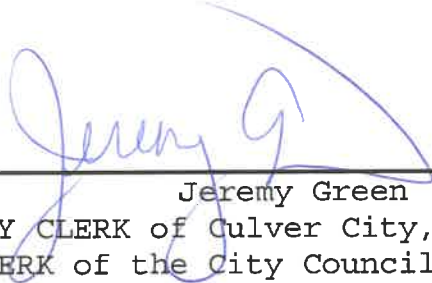
Mayor Lee received consensus to have a discussion regarding raising the minimum wage.

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**Adjournment**

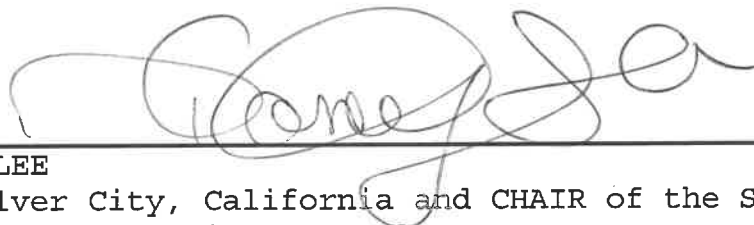
There being no further business, at 10:43 p.m., the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting on January 24, 2022.

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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



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Dr. 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: 24 JAN 2022