

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

April 25, 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 5:36 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 Bocchino, City Clerk, indicated that no public comment had been received.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA 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 5:37 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: Significant Exposure to Litigation (1 Item)  
Pursuant to Government Code Section 54956.9(d)(2)

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**Reconvene**

Mayor Lee reconvened the meeting of the City Council at 6:56 p.m. with all Council Members present for recognition presentations.

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**Recognition Presentation**

Item R-1

**CC - A Proclamation Declaring April 2022 as National Arab American Heritage Month**

Mayor Lee presented the proclamation declaring April 2022 as National Arab American Heritage Month.

Dr. Mahbuba Hammad accepted the proclamation on behalf of the Arab American community; felt it was a reflection of the humanity embedded in the City and in the state; indicated that for the first time, the Governor had issued a proclamation to commemorate Arab American National Heritage month; and she noted that California had the largest population of Arab Americans in the country.

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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 7:02 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**

Council Member McMorris discussed an event on April 30 at the Robert Frost Auditorium organized by Culver City Unified School District (CCUSD) Board Member Summer McBride; she noted that Mayor Lee, Council Member McMorris, and Board Members McBride and McKeithan would reflect on the 30<sup>th</sup> anniversary of the Los Angeles uprising; she reported participating in an interfaith event put on by the Pacifica Institute on April 23 at the Senior Center; and she discussed the CCUSD presentation of their Green New Deal on April 22 at the Wende Museum to ensure a sustainable future.

Council Member Eriksson reported participating in the annual Culver City tree planting event in recognition of Earth Day; discussed replacement of the ficus tree that fell in Carlson Park; closure of the Ballona Creek Bike Path for maintenance; questions received about statements made at the last meeting regarding virus in the sewer system; and he presented a graph from the Los Angeles County Sanitation District website reflecting virus levels in the sewer system vs. the number of hospitalizations.

Council Member Fisch announced a composting event on April 30; discussed the City fruit tree give away; he reminded everyone of the E-Waste Disposal and paper shredding event on May 7 at Syd Kronenthal Park; and he indicated that he would be speaking about The Politics of Zoning Reform at the American Planning Association's Annual Conference on April 30.

Mayor Lee discussed speaking at Echo Horizon School for Earth Day; attending an in-depth presentation from Culver City High School (CCHS) students around the Green New Deal for CCUSD at the Wende Museum; attending the event at King Fahad Mosque for Ramadan with Chief Cid and several police officers; the event on April 30 at the Robert Frost Auditorium organized by CCUSD

Board Member Summer McBride on the Los Angeles uprising and taking a critical look at racism in the United States; he indicated that he would be attending an infrastructure conference on April 26 with Transportation staff where MOVE Culver City would be discussed; reported being in contact with Apple, Amazon and Sony regarding a Juneteenth Celebration for Culver City that would be combined with plans for the celebration being planned by the Equity and Human Relations Advisory Committee (EHRAC); and he discussed permits and waivers for the event.

Discussion ensued between staff and Council Members regarding the Special Events Subcommittee; collaboration with the EHRAC on an event already in process; and City Council consensus was achieved to agendaize a discussion of fee waivers for the planned Juneteenth event.

Mimi Ferrel, City Clerk Specialist, announced that the annual application period was open to fill vacancies on various Commissions, Boards and Committees until May 16 with applications available at [www.culvercity.org/serve](http://www.culvercity.org/serve) and information available 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:

Carolyn Libuser discussed homeless individuals polluting Ballona Creek; camping; City-owned land; violations of the Migratory Bird and Clean Water Acts; efforts to clean up the area; concern that the City is not taking the appropriate actions to address the situation; and she felt that the homeless encampments were expanding rather than being consolidated.

Anabella Tidona was called to speak but did not respond.

Stephen Jones was called to speak but did not respond.

Deborah Weinrauch discussed controversy about mask-wearing in Council Chambers; the death of her cousin from COVID-19 which he got from his unvaccinated children; she reminded everyone that COVID continues to be very dangerous and everyone still needs to follow Centers for Disease Control (CDC) Guidelines;

and she suggested erring on the side of caution to maintain health.

Leah Pressman expressed concern with the conduct of some audience members at the April 11 City Council meeting; discussed concern that Chief Cid had put his authority over the Mayor's; the multiple revisions to the posted text for AB 481 made without notice after the document was posted; defiance of the requirements of the AB 481 process; recent revisions to the Use of Force and Tear Gas policies made without consulting the City Council or the public; policies of nearby cities; failure to provide documentation of past uses of military equipment and whether they met current policy; and failure to offer case studies to justify the proposed policy.

Jeff Schwartz asserted that Chief Cid had presented slides reflecting a policy that was profoundly different than what was posted online; discussed formation of a CCPD SWAT Team against the recommendation of the Center for Public Safety Management report, without public discussion, or City Council authorization; he questioned who paid for the collaboration with unnamed outside lawyers who specialize in police policy; he noted that certain passages are identical to those used in other cities; pointed out the policy focus to protect the police from liability; the need for meaningful oversight and accountability; the tally of public comment kept by Vice Mayor Vera; assessing the quality of arguments and evidence presented; and references to the debunked SafeWise report.

Ron Ostrin, with one minute ceded by Leslie Ostrin, provided background on himself; discussed concern with the direction the City is going; rejection of the Housing Element by the Department of Housing and Community Development (HCD); the focus on eliminating R1 housing in the City rather than on creating affordable housing; false claims of racism; people moving out of the City; the City's homeless policy; and he did not want to see the great City he grew up in be ruined.

Jeannine Wisnosky Stehlin expressed her condolences to Deborah Weinrauch for the loss in her family member due to COVID; she noted the importance of respecting others by being safe; discussed the recent rejection of the Housing Element by HCD; comments regarding the need for additional public engagement; assistance her family received from CCPD; and she pointed out the need for better outreach on the overlay zone and the implementation of SB 9.

Bryan Sanders, Common Sense Culver City, encouraged people to find out more information at commonsenseculvercity.org; discussed the twice-failed Housing Element; pursuit of an ideological stance; he pointed out that the City is now out of compliance and may be ineligible for certain funding programs; discussed concerns cited regarding lack of response to public concerns about changing R1; and the process for removing height limits.

Mary Daval invited everyone to participate in local events for National Bike Month; discussed collaborative events between Culver City Bus and Bike Culver City; indicated that more information was available by following event organizers on social media including Bike Culver City, Women on Bikes Culver City, Walk and Rollers at walkmorebikemore.org, and CCBus; and she discussed sharrows.

Rosi Gabl expressed condolences to Deborah Weinrauch who lost a family member to COVID; discussed early treatment of COVID; Mayor Lee's maskless attendance at the King Fahad celebration; the request from the Mayor for CCPD to escort those without masks out of the last City Council meeting; and support for defunding CCPD by the Mayor.

Karim Sahli was called to speak but did not respond.

Rebecca Rona-Tuttle invited everyone to attend the first in-person meeting of the EHRAC on April 26; discussed consideration of the draft Civil Discourse Guidelines; she announced the Asian Storytelling event on May 24 in the Garden Room at Veterans Memorial Complex; presentation of the Equity and Human Relations Award at the June 13 City Council meeting; and the upcoming Juneteenth celebration.

Frank Clark discussed an order by a judge to move out homeless people from freeway underpasses; felt that widening the sidewalk under the underpass was a waste of money; expressed concern with money allocated to the homeless; requested an audit of how the money has been spent; and discussed state and federal masking requirements.

Mayor Lee reported that a meeting dedicated to the unhoused and homelessness policies would be held soon; discussed the judge's order referenced by Mr. Clark; funding for the hotels on Sepulveda; and the requirement to house people before October.

Additional inaudible comments were made by members of the public

and the Mayor expressed support for reasoned and civil comments.

David Coles discussed recent rains in the City; plastic trash flooding Ballona Creek; ordinances on the books prohibiting restaurants from distributing plastic cutlery and straws; lack of compliance; concern that the Sustainability Subcommittee has not met in over 18 months; and signaling that sustainability is a low priority.

Mayor Lee indicated that a Sustainability Subcommittee meeting would be held in the next few weeks.

Karim Sahli discussed the decision to hold hybrid Planning Commission and City Council meetings as a courtesy; staff workload; the recent Bicycle and Pedestrian Advisory Committee (BPAC) meeting; he felt it was unfair for the public to be required to be present when staff can attend virtually; he wanted to see the hybrid options provided for all City bodies; discussed increased engagement; and he thanked City staff for their excellent job managing the meetings.

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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-3, C-4 and C-5 were considered separately at the end of the Consent Calendar.

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#### **Consent Calendar**

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, AND C-6 THROUGH C-10.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for April 2, 2022 to April 15, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR APRIL 2, 2022 TO APRIL 15, 2022.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of April 11, 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 APRIL 11, 2022.

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Item C-6  
(Out of Sequence)

**CC - Adoption of a Resolution Amending the Records Retention Schedule for the City of Culver City, Authorizing Destruction of Certain City Records in Accordance with the Amended Retention Schedule, and Rescinding Resolution No. 2021-R010**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AMENDING THE RECORDS RETENTION SCHEDULE FOR THE CITY OF CULVER CITY, AUTHORIZING DESTRUCTION OF CERTAIN CITY RECORDS IN ACCORDANCE WITH THE AMENDED RETENTION SCHEDULE, AND RESCINDING RESOLUTION NO. 2021-R010.

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Item C-7

**CC - Receipt and Filing of First Compilation of Biannual Written Reports of Commissions, Boards, and Committees**

THAT THE CITY COUNCIL: RECEIVE AND FILE THE BIENNIAL WRITTEN REPORTS OF COMMISSIONS, BOARDS, AND COMMITTEES.

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Item C-8



**CC - Adoption of an Ordinance Amending Culver City Municipal Code Sections 17.220.015.A, 17.220.035, and 17.320.020, Regarding Additional Ground Floor Uses and Reduced Parking for Ground Floor Uses**

THAT THE CITY COUNCIL: ADOPT THE ORDINANCE APPROVING ZONING CODE AMENDMENT P2022-0034-ZCA, AMENDING CULVER CITY MUNICIPAL CODE SECTIONS 17.220.015.A, 17.220.035, AND 17.320.020, REGARDING ALLOWING ADDITIONAL GROUND FLOOR USES AND REDUCED PARKING FOR GROUND FLOOR USES.

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Item C-9

**CC - (1) Award of \$3,076 in Off-Cycle Special Event Grants and Designation of the Jazz Hands for Autism Spring 2022 Concert (\$1,076) and Taste of the Nation for No Kid Hungry (\$2,000) as City-Sponsored Events, 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 \$3,076 IN OFF-CYCLE SPECIAL EVENT GRANTS AND DESIGNATE JAZZ HANDS FOR AUTISM SPRING 2022 CONCERT (\$1,076) AND TASTE OF THE NATION FOR NO KID HUNGRY (\$2,000) AS CITY-SPONSORED EVENTS, 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 EVENT.

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Item C-10

**CC - Approval of a Fifth Amendment to an Existing Professional Services Agreement with Linda Endler Design for Landscape**

**Architect Services, in an Additional Amount Not-to-Exceed \$50,000 Per Year, for an Aggregate Increase Not-to-Exceed \$230,000 in Year One and \$280,000 in Year Two**

THAT THE CITY COUNCIL:

1. APPROVE A FIFTH AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH LINDA ENDLER DESIGN FOR LANDSCAPE ARCHITECT SERVICES IN AN AMOUNT NOT-TO-EXCEED \$50,000 PER YEAR FOR AN AGGREGATE INCREASE NOT-TO-EXCEED \$230,000 IN YEAR ONE AND \$280,000 IN YEAR TWO; 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-3  
(Out of Sequence)

**CC:HA - (1) Adoption of an Updated Resolution Authorizing the Homekey Grant Fund Application; (2) Authorize Acceptance of Homekey Grants Funds in an Amount of \$26.6 Million from the California Department of Housing and Community Development; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment; (4) Approval of Related Professional Services Agreements with John Kaliski Architects Inc (JKA) in an Amount Not-to-Exceed \$443,861; and KOA Corporation (KOA) in an Amount Not-to-Exceed \$420,280; and (5) Authorization to the City Manager to Approve Amendments to the Contracts in an Aggregate Amount Not-to-Exceed \$129,621 (15%)**

Heather Baker, City Attorney, noted that the motion would be for the City Council and the Housing Authority Board; she indicated that the correct number of interim and permanent supportive housing units created with the assistance of Homekey funds as noted the Fifth Recital on page 2, should read 39 units of interim and 37 units of permanent supportive housing; she stated that in the Seventh Recital where it says that the reuse would accommodate 73 members of the homeless population, should indicate 76 members of the homeless population; and she stated that the corrections had been made and would appear on the final resolution if adopted.

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding ensuring that the motels are livable in an individual way and suitable for day to day living; converting one motel into an emergency shelter and the other into permanent supportive housing; work involved in the conversion; building standards; providing something that is operational; the target date; additional funding requested from HCD; grant requirements; expedited occupancy; the importance of bringing the units online as soon as possible; contracts for design and construction services; the service provider and manager of the property; planned work with clients in August to ensure that they are ready; the agreement with Exodus; capital vs. operational components of the project; scope of work; services offered; and appreciation to staff for their efforts.

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Ron Ostrin discussed the proximity of Culver City to a major metropolitan area and the inability to house everyone; the complex nature of homelessness; those willing to accept help vs. those who choose to live in their addiction or mental illness; ideology; Housing First; harm reduction; repeated actions with the expectation of a different result; the need for a rules-based program; enabling addiction; progressives ruining Culver City; the uptick in crime as a direct result of the policy of the City Council majority; the need for coordination between the police and mental health services; requiring something of the homeless; the need for intervention; and he expressed concern with creating the pathway to overdoses.

THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD:

1. ADOPT AN UPDATED RESOLUTION AUTHORIZING THE HOMEKEY GRANT FUND APPLICATION; AND,
2. AUTHORIZE ACCEPTANCE OF HOMEKEY GRANTS FUNDS IN AN AMOUNT OF \$26.6 MILLION FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT; AND,
3. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE); AND,

4. APPROVE PROJECT HOMEKEY RELATED PROFESSIONAL SERVICES AGREEMENTS WITH:

- JOHN KALISKI ARCHITECTS INC (JKA) IN AN AMOUNT NOT-TO-EXCEED \$443,861;
- KATZ, OKITSU & ASSOCIATES (KOA) IN AN AMOUNT NOT-TO-EXCEED \$420,280; AND,

5. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE CONTRACTS IN AND AGGREGATE AMOUNT NOT-TO-EXCEED \$129,621 (15%); 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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Item C-4

**CC:HA -Approval of the Submission of a Grant Application in the Amount of \$10 Million under the County of Los Angeles Cities and Councils of Governments Interim Housing Services Notice of Funding Availability to Support the Culver City Homekey Interim Supportive Housing Motel Conversion**

Heather Baker, City Attorney, noted that the motion would be for the City Council and the Housing Authority Board.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ron Ostrin recommended the book *San Fransicko: Why Progressives Ruin Cities* by Michael Shellenberger; discussed excessive compassion; the Homeless Industrial Complex; the percentage of people who refused help in a recent Orange County cleanup; increased deaths in the homeless population due to overdoses; the cruelty of enabling drug addiction; increased numbers of homeless; residents who feel unsafe on their streets; and he felt that the City needed to conduct a reality-based analysis of the situation.

Karim Sahli expressed support for the item; wanted to see the original signage preserved and kept in the City; and he proposed that the Historical Society could take the sign or it could be sold to an individual.

Discussion ensued between staff and Council Members regarding historical value of the sign; landmark status; the public art piece on one of the motels; the timeline; other recovery houses that are not labeled; and support for leaving the sign as it is.

THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD:

1. APPROVE THE SUBMISSION OF A GRANT APPLICATION IN THE AMOUNT OF \$10 MILLION UNDER THE COUNTY OF LOS ANGELES CITIES AND COUNCILS OF GOVERNMENTS INTERIM HOUSING SERVICES NOTICE OF FUNDING AVAILABILITY TO SUPPORT THE CULVER CITY HOMEKEY INTERIM SUPPORTIVE HOUSING MOTEL CONVERSION; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/APPROVE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

**HA - Approval of an Amendment to the Existing Professional Services Agreement with Upward Bound House for Homeless Outreach and Case Management for Homeless Children and their Families, Extending the Agreement for an Additional Three-Year Term in an Amount Not-to-Exceed \$147,625 for Fiscal Year 2022-2023; \$155,006 for Fiscal Year 2023-2024; and \$162,756 for Fiscal Year 2024-2025**

Vice Mayor Vera recused himself from the item and exited the dais.

Tevis Barnes, Housing Programs Administrator, noted that Upward Bound House is a motel conversion and she provided a summary of the material of record.

Mayor Lee invited public comment.

No public comment was received.

Council Member Eriksson noted that the item was an example of a successful motel conversion; pointed out that Vice Mayor Vera serves on the Board of Upward Bound House; discussed the success-rate of Upward Bound House; the proposed operator for the new conversion; and he reported visiting a motel conversion in Los Angeles county run by Exodus that is similar to Upward Bound House.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CULVER CITY HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH UPWARD BOUND HOUSE TO PERFORM HOMELESS OUTREACH, CASE MANAGEMENT AND PERMANENT HOUSING PLACEMENT TO CULVER CITY HOMELESS FAMILIES, EXTENDING THE AGREEMENT FOR AN ADDITIONAL THREE-YEAR TERM IN AN AMOUNT NOT TO EXCEED \$147,625 FOR FISCAL YEAR 2022-2023, \$155,006 FOR FISCAL YEAR 2023-2024, AND \$162,756 FOR FISCAL YEAR 2024-2025; AND,
2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CULVER CITY HOUSING AUTHORITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor Vera returned to the dais.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-3 AND C-4.

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**Action Items**

Item A-1

**HA - Approval of an Amendment to the Existing Professional Service Agreement with Saint Joseph Center to Continue Expanded Homeless Outreach Services During Weekdays, Evenings, and Saturdays in an Amount Not-to-Exceed \$844,426**

Jeremy Bocchino, City Clerk, discussed procedures for submitting public comment.

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

Discussion ensued between staff and Council Members regarding the dual relationship with St. Joseph Center (SJC); oversight of all homeless services of the county by Los Angeles Housing Services Authority (LAHSA); the continuum of care; SJC as the designated lead of the coordinated entry system; outreach requests; the previous decision to create an internal homeless outreach team; additional work to address the problem; growing numbers of homeless individuals; the feeling that what the county is technically required to provide is insufficient; City efforts to connect more people to housing and get people off the street; expiration date of the current contract with SJC; the process for outreach requests; the E6 Team; lack of response; the homeless and affordable housing programs in the work plan; and an upcoming staff presentation of a more detailed summary of the programs and the budget to help inform the rest of the programming.

Mayor Lee invited public comment.

Jeremy Bocchino, City Clerk, discussed additional procedures for making public comment.

The following members of the public addressed the City Council:

Shannon Gaulding expressed support for Item A-1; provided background on herself; discussed her son's experience with homelessness; the importance of expanded outreach and services as well as interim and permanent supportive housing; the need for additional funding to allow SJC to form real relationships in the community; the complex nature of the homeless crisis; the difficulty of navigating available services; and the importance of taking action.

Joshua Heinzman provided background on himself; discussed collaboration with law enforcement partners; a homeless person that accosted his mother; the need for outreach; service

providers; he questioned what the City was getting for the money; and, responding to inquiry, he indicated that he works for the Los Angeles Centers for Alcohol and Drug Abuse, but was not speaking on their behalf.

Discussion ensued between staff and Council Members regarding requirements to work with SJC for certain things; the Coordinated Entry System Lead; the need for a relationship with the outreach provider; the Homeless Management Information System (HMIS); and a suggestion that Los Angeles Centers for Alcohol and Drug Abuse provide a presentation at the special homelessness meeting.

Stephen Jones discussed encampments at Washington and the 405 freeway; the importance of providing homes; support for steps being taken by the City to address issues; the recent motel acquisition; those with mental health and substance abuse struggles; ensuring adequate caseload levels; ensuring that SJC is doing the necessary outreach; he asserted that housing solved homelessness; and he expressed support for the contract renewal.

Leah Pressman discussed the recent resignation by the head of LAHSA; addressing high worker burnout and turnover undermining the effectiveness of the agency; the difficulty of creating affordable housing; those who profit from restricted zoning laws; she expressed support for the proposed renewal and expansion of homeless outreach efforts via SJC; proposed that the City request more consistent outreach, communication, and recordkeeping; discussed adequate pay and caseloads for outreach workers; inconsistent outreach; the need for adequate funding; and she asked that the contract be renewed.

Jeff Schwartz expressed support for the item noting the importance of funding; observed that those who underfunded the existing programs are citing their limitations to claim that they do not work; discussed the need for a public social safety net; and he noted the urgent need to expand capacity in all areas.

Bubba Fish, Vice Chair of the Advisory Committee on Housing and Homelessness (ACHH), expressed support for the renewal of the contract with SJC; wanted to see more permanent housing units; expressed appreciation to staff for their efforts; discussed housing as the only proven solution to the crisis; the true nature of addiction and homelessness and the importance of lived experiences; the difficulty of getting off drugs or getting a job without a home; and he asked the City Council to support



the efforts of SJC and to keep up the fight for more supportive and affordable housing to address the issue.

Bryan Sanders asked that he be called to speak a little bit later.

Ron Ostrin asserted that housing is not the answer to addiction as many people had found recovery and sobriety without a home; discussed spiritual reformation; the founder of Alcoholics Anonymous; enabling addicts with free housing and creating a pathway to overdose; tying the hands of the police force; engagement in basic law and order processes; racists and dehumanizing political ideology; opening the Culver medians; and he wanted the sacredness of the City brought back.

Carolyn Libuser discussed the salary paid to the Assistant to the City Manager on Homelessness; lack of responsiveness and accountability; the difficulty of the situation; photos of someone defecating at the 7-11; she questioned City policy; and she expressed concern with the situation at the Senior Center.

Barbara Hollander was called but was not available to speak.

Disa Lindgren expressed appreciation for the work of City staff to respond to the humanitarian crisis; discussed her brother's experience with mental illness; challenges related to substance abuse and mental illness compounded by homelessness; and the importance of doing right by unhoused neighbors.

Freddy Puza expressed support for the expansion of professional services provided by SJC; discussed years of bad housing policy mixed with reduced funding for vital services; the importance of adopting a Housing First policy; willingness to accept treatment; support for outreach done by SJC to develop relationships and provide housing and services; cost effective solutions; cost of incarcerating people; the lack of short-term solutions to the complex issue; the importance of building relationships and trust; solving problems humanely for the long-term; and he asked the City Council to approve the contract to provide solutions for housed and unhoused neighbors.

Nancy Barba expressed support for continued funding of SJC services and trust in the staff recommendation; discussed land use policy; she recommended the book *Golden Gate*; and noted that while a home would not cure addiction, it was a basic human need.

Jeannine Wisnosky Stehlin discussed the conversation about the bulb out; the clear need for additional services for the unhoused community in the City; the percentage of homeless people experiencing mental health issues or addicted to drugs; the number of people housed annually; whether information to justify the budget increase has been provided; and she asked for clarification about the fringe benefits category.

Bryan Sanders, Common Sense Culver City Political Action Committee, asked that information regarding money spent on homeless outreach services be provided to the public.

Tevis Barnes, Housing Programs Administrator, discussed the 3% increase from the previous contract; the fringe benefits category; the number of people housed; comparisons with other cities; access to affordable units and shelter beds; people who do not want to leave the Westside; lack of shelters in Culver City; clarification that Upward Bound House fulfilled contract obligations; obstacles faced; and the need to house people outside of the City.

Discussion ensued between staff and Council Members regarding deployment teams; policy decisions that have brought the City to the current situation; addressing the issues before the City; support for a Care First and Housing First approach; support for the motel reuse; getting people to services; addressing the growing issue; transparency regarding funding; values reflected by how the City allocates money; the importance of outreach and establishing relationships; continued support of the efforts of SJC and the type of services provided; difficulty filling the Mental Health Specialist positions; concern that Culver City is not the number one priority for SJC; going out to bid for the services; other organizations that service other cities; SJC as the LAHSA designated organization; comparing SJC to Upward Bound House; the approach taken by SJC; concern with the low number of people housed; considering the contract as part of the budget discussion; concern with value for the money; increasing the number of people served; money allocated to set up the Mental Health Crisis Teams; getting bids and understanding what other cities pay for their services to provide a frame of reference; and concern with effectiveness and quality of services provided.

Additional discussion ensued between staff and Council Members regarding drug addiction and mental illness in other areas that do not have a large homeless problem; reacting to trauma through substance abuse; the upcoming meeting dedicated to homelessness; providing the social services needed to get jobs; collaboration

with the county; culpability for the homeless crisis; the crisis created by not providing social services; blaming the person who is trying to turn things around; length of the contract; concern with the timing to make a change; staff workload; the importance of meeting the October deadline for housing; options to spend money more efficiently; appreciation for the work of staff; concern with members of the public coming after staff members by name; gaging community support; cost per person helped; the monopoly created; concern with taking advantage of certain situations; number of calls for service handled by SJC; outreach calls dispatched to the outreach team; the Homeless Hotline; support for investigating other possibilities; things to address moving forward; the need to continue outreach; ensuring that thoroughfares are as clear as possible; support for evaluating SJC; low pay and high turnover; the HMIS system; clearing by Los Angeles; prioritizing outreach at the Senior Center; adding requirements to SJC; placements on top of the Homekey project; factors to consider when comparing contracts; policy decisions; the Annual Homeless Count; contract negotiations; and support for adding verbiage in the contract to clarify that the number of placements does not include Homekey placements.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SAINT JOSEPH CENTER TO CONTINUE EXPANDED HOMELESS OUTREACH SERVICES DURING WEEKDAYS, EVENINGS, AND SATURDAYS FOR THE PERIOD OF APRIL 1, 2022 THROUGH JUNE 30, 2023 IN THE AMOUNT NOT-TO-EXCEED \$844,426; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/APPROVE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item A-2

**CC - (1) Discussion of an Affordable Housing Overlay Zone; and  
(2) Direction to the City Manager as Deemed Appropriate**

Sol Blumenfeld, Community Development Director, introduced the new Current Planning Manager, Erika Ramirez.

Erika Ramirez, Current Planning Manager, summarized the material of record.

Mayor Lee discussed a 2021 report from the Harvard Joint Center for Housing Studies and Affordable Housing, Zoning and the Bottom Line: *What can other cities learn from the 100% affordable housing overlay in Cambridge, Massachusetts?*; streamlining the process for affordable housing developers; goals and strategies; zoning districts where more affordability is allowed and encouraged; historic redlining; ensuring an equitable distribution of new housing; housing more people with increased height and densification; standards for eligibility, rent and initial sale price; the need for adequate community outreach; development standards; transitional buffer zones; changes to parking requirements to enable more housing to be built; preservation of existing naturally affordable housing; and design consultation procedures.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Stephen Jones thanked staff and the Mayor for the presentations; noted that all the units under the overlay would be affordable and tied to a percentage of median income; wanted to see the covenant be permanent; discussed the overlay density over and above the new increased density under the Housing Element and the state density bonus to give affordable housing developers an edge over market-rate development; he felt it important to have an ambitious City-wide infill overlay that makes it feasible to redevelop parcels in any neighborhood in the City; and he expressed support for the important tool to provide significant amounts of affordable housing built in the City.

Bubba Fish echoed comments made by Stephen Jones in support for a City-wide 100% affordable housing overlay similar to the Cambridge model; discussed anger expressed at the previous City Council meeting about unhoused people using more public space; proven solutions; support for a permanent City-wide overlay over and above the recently adopted Housing Element; further density bonuses for developers who choose not to build parking; and taking action to build affordable housing in the City.

Leah Pressman echoed comments made by the previous speakers; expressed support for an affordable housing overlay zone; discussed addressing gentrification and displacement that can result from upzoning; delay and additional costs associated with discretionary review; market-rate developers with deep pockets; affordable housing density bonuses; market price of land; by-right and permitted uses; and she wanted to see a City-wide 100% affordable overlay with permanent deed restrictions with no renter or owner paying more than 30% of their income for housing, particularly among extremely low and low income residents.

Jeff Schwartz echoed previous comments made by Bubba Fish, Leah Pressman and Stephen Jones; discussed the number of affordable units built in Cambridge in the first year after their overlay passed compared to the average built in Culver City; he felt the overlay would be a powerful tool to reach RHNA (Regional Housing Needs Assessment) goals and to meet housing needs; and he thanked Mayor Lee for his presentation.

Patrick Meighan, Culver City for More Homes, thanked the City for their governance over the past three years and for helping to map out housing strategies; expressed support for a 100% affordable housing overlay City-wide to open up the City to people who are currently priced out of it; noted that tenants were important just as homeowners are; and he asserted that an economically diverse City is a healthy City.

Gary Guthman was called to speak but did not respond.

Bryan Sanders, Common Sense Culver City Political Action Committee, proposed that the City hold a series of community workshops to invite the public into inclusive dialogue; discussed ideas included in the twice-failed Housing Element showing up in the Action Item; the building height limit; and he asked for an inclusive process that the public could work together on.

Carolyn Libuser echoed comments made by Bryan Sanders; felt that if the community had understood what was meant by the proposal for an affordable housing overlay, there would be more people present to speak; discussed components involved; effectiveness; relative home prices based on location; she questioned who the additional housing would serve; and she felt goals needed to be defined before moving forward.

Mary Daval urged the City to adopt a 100% affordable housing overlay; discussed requiring permanent affordability; the

website created to combat misinformation about the City of Cambridge's affordable housing overlay: [ahoreality.org](http://ahoreality.org); and the need to establish guidelines and parameters in a timely manner.

Ron Ostrin discussed the major change proposed in the City without input from citizens; changes to building standards; making more expensive housing easier for developers to build; the need for more input from citizens; he felt that affordable housing overlays did not help the homeless; and he expressed concern with major changes being made without the knowledge of the majority of citizens.

Laurence Ardito provided background on himself; discussed changes to the City over the years; "Mom and Pop" landlords; ADUs (Accessory Dwelling Units); setback rules; AB (Assembly Bill) 68; and he asked for action to make construction of ADUs easier.

Disa Lindgren expressed support for a permanent City-wide affordable housing overlay for Culver City modeled after Cambridge, Massachusetts and Berkeley, California; reported reading *Golden Gates: Fighting for Housing in America*; working to address the housing crisis; providing low and very low-income units; and those who cannot afford to live in the community but participate in City life.

Nancy Barba indicated being a Planning Commissioner; commended Mayor Lee for sharing the presentation; expressed support for an affordable housing overlay zone City-wide targeting affordability at all levels; discussed the importance of encouraging development of affordable housing without additional cost to the City; capitalizing on financial benefits being asked for by developers; design standards; creation of a requirement checklist; parking elimination; density bonuses; ensuring that projects do not have to go through a body for approval; and ensuring that incentives are strong enough to actually see results.

Freddy Puza expressed support for a 100% housing overlay; reported that the state had rejected the majority of Housing Element plans because they don't go far enough to provide truly affordable housing; discussed the housing crisis; the need for solutions to work in concert with others; prioritizing new affordable housing development; increasing housing production without additional cost; and he expressed support for fiscally responsible, sustainable development.

Erik Mar was called to speak but did not respond.

Barbara Hollander was called to speak but did not respond.

Kim Ferguson was called to speak but did not respond.

Melissa Sanders indicated that she felt bamboozled; questioned the intent for the end result; felt that the process should have included multiple Town Halls to lay out options; discussed many things to be considered; rejection of the Housing Element by HCD; environmental impact; concern with comparing Culver City to Cambridge; focusing on the corridors; putting residential development in commercial areas; she did not want to see the elimination of trees in the overlay; and she proposed asking Amazon to release money for a community land trust to achieve affordable housing.

Jeannine Wisnosky Stehlin discussed the need for community outreach; the lack of attachments to the staff report; SB 9; she was happy to hear it said that upzoning does not provide affordable housing or help meet RHNA goals; and she asked for an open process.

Denise Neal expressed support for consideration of the overlay program; acknowledged the need for additional documentation; discussed working with the Westside Council of Governments; renewal communities; enterprise zones; empowerment zones; lack of housing for jobs coming to the City; needed infrastructure; providing a safety net; incentivizing housing for people already working in the City; providing for the homeless and for the tech workers; setting up a trust; creation of a strategic plan; and she felt that SJC was not able to address the situation.

Karim Sahli expressed support for the 100% affordable housing overlay City-wide and the elimination of parking requirements; discussed meeting Vision Zero goals; tackling the climate crisis; changing the height limit; concern with seeing a project similar to the Entrada project in a residential neighborhood; the need to establish design standards; impacts to nearby neighbors; and the need for appropriate massing where affordable units will be implemented.

Sara Hartley discussed concerns with comparisons to Berkeley and Cambridge and introducing an overlay district with no accountability or transparency, and the need for additional engagement with all stakeholders.

Discussion ensued between staff and Council Members regarding appreciation for the public input; the action required; the goal of providing more affordable housing and a point of entry into the community; the importance of diversity; investment in affordable housing; applicability of the overlay in all areas of the City; ministerial approvals to streamline the process; reducing costs; ensuring that requirements do not expire; incentives for developers; the timeline for the process; community outreach; staff workload; the legislative process; text amendments embedded in the item; informing the process; shifting priorities in the Current Planning work plan; length of time to do the Hillside Overlay and mansionization regulations; addressing the Housing Element; rezoning to meet RHNA numbers; SB 9; creating a plan to engage neighbors; community feedback regarding addressing the affordability crisis; deed restricted affordable housing as an important tool; setting aside money in the budget for consultants to allow staff to focus on their existing workload; money spent to engage the public on the mansionization process; new ways to gauge community sentiment; gaining quality feedback; positive residual land value for the non-profit developer; the need for professional help; appealing to affordable housing developers; other models for housing construction; deed-restricted subsidized housing; the importance of input from all members of the community; transparency; setting money aside in the budget for outreach; placing the focus on extremely low, very low, moderately low and low income housing as well as on workforce housing; density bonuses; reduced parking requirements; ministerial approvals; for-profit affordable housing developers; increased numbers of the newly homeless; acknowledgement of the lengthy process; the comprehensive re-write of the code; incorporating parking minimums; the uncertified Housing Element; declaratory relief on the builder's remedy; and approval of the Housing Element.

Sol Blumenfeld, Community Development Director, summarized agreed upon points including a discussion of contract help to move the affordable housing overlay forward as part of the budget process; the Housing Element; commentary in the HCD letter; creating a quantifiable program with details about outcome; and further discussion with the Housing Consultant.

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Item A-3



**CC - (1) Discussion of Options Regarding the Preparation of an SB 9 Implementation Ordinance; and (2) Direction to the City Manager as Deemed Appropriate**

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

Sol Blumenfeld, Community Development Director, discussed use of a checklist to organize discussion.

Mayor Lee invited public comment.

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

The following members of the public addressed the City Council:

Disa Lindgren felt that an SB 9 ordinance was unnecessary for Culver City; discussed staff workload; the need to focus on the Housing Element and on rezoning; and broader rezoning efforts.

Freddy Puza discussed SB 9; the severe housing and homelessness crisis; minimal increases to housing since 2000; the need for Culver City to do their fair share to create more housing at all income levels and in all neighborhoods; streamlining the process to create more housing; he felt like the ordinance would unnecessarily complicate the process; and he wanted to see staff focus on revising the Housing Element, rezoning, and the affordable housing overlay zone.

Nancy Barba echoed previous comments that SB 9 was not needed.

Carolyn Libuser was called to speak but did not respond.

Stephen Jones discussed non-compliance with state law until a revised Housing Element has been approved; loss of eligibility for state grants related to housing; SB 9; implementation of the Housing Element; staff workload; he proposed putting off SB 9 in favor of handling lot splits and multiplexes in the context of a comprehensive rezoning that is due in less than six months; felt that SB 10 could be used to streamline the Housing Element rezoning program; and he proposed considering an SB 10 ordinance rather than an SB 9 ordinance.

Daniel Mayeda discussed the lack of mitigation measures to save the parcels in the Culver Crest area and asked for confirmation that the lot splitting provisions in SB 9 would not apply to

them; the need to treat the Culver Crest area differently than other flat areas of the City due fire hazards, unstable hillsides, substandard streets, limited ingress and egress, and limited street parking; he asked the City Council to expressly acknowledge that Culver Crest has to be treated differently than other areas in the City; and he submitted a letter in support of SB 9 subject to a few changes so the City can retain the maximum say over split lots.

Leah Pressman echoed comments made by Freddy Puza, Nancy Barba and Stephen Jones.

Bubba Fish was called to speak but did not respond.

Jeff Schwartz was called to speak but did not respond.

Erik Mar was called to speak but did not respond.

Jeanine Wisnosky Stehlin stated that SB 9 was signed into law and would remake R1 neighborhoods in the state and provide more housing; she asserted that Culver City should go no further than SB 9 allows; she proposed writing an implementation ordinance that involves the entire community; noted unique selling points of the City; discussed preservation of existing trees; protection against speculative development; housing close to transit; creation of more affordable housing; and she urged the City Council to adopt an ordinance allowing no more than a maximum of 4 units, retention of the original trees, establishment of objective design standards, requiring that all units have at least one off-street parking space, ensuring similar sizes on split lots, maintenance of height limits in residential neighborhoods, and ten-foot building separation.

Martin Lyster provided background on himself; stated that SB 9 is consistent with current conditions in his neighborhood; discussed unfounded fears that developers would turn Culver City into a highly densified area such as Palms; SB 9 requirements that the owner has to live on the property; plans to remodel his duplex; and concern with restrictive development standards.

Kimberly Ferguson was called to speak but did not respond.

Ron Ostrin echoed comments made by Jeannine Wisnosky Stehlin; asserted that the YIMBY (Yes In My Back Yard) movement was trying to turn Culver City into a high density area; discussed SB 10; allowing a ten unit apartment building on an R1 lot; Wall Street investors and developers; plans to irrevocably change

the quality of life in Culver City; being unable to build to current property zoning; owner occupancy requirements; the need to update the Housing Element; he stated that SB 9 is not the same as R4 zoning; expressed support for an SB 9 ordinance similar to what has been done in other area cities; and he felt that Council Members who want to change the quality of life in Culver City should be voted out.

Bryan Sanders, Common Sense Culver City, expressed support for comments made by Jeannine Wisnosky Stehlin; discussed the need for an implementation ordinance to bring SB 9 into the City; agreed upon principles; concern with cramming people into small spaces; and he wanted to see more open discussion.

Khin Khin Gyi discussed the checklist portion of the agenda item; the requirement for one parking space per SB 9 unit unless the parcel is within one half mile of quality transit; cross-referencing between SB 9 and SB 10; application of requirements within a high fire hazard severity zone; consistency of City values; tree preservation; and she noted the importance of being cognizant of SB 10 provisions when applying SB 9 to local ordinances.

Sara Hartley expressed agreement with comments made by Jeannine Wisnosky Stehlin and Bryan Sanders; felt that an ordinance was necessary; she wanted to see only 2 units on a lot split; discussed questions that arise; different lot sizes; the Culver Crest; four foot setbacks; liquefaction zones; shoring issues; felt there should be an ordinance to see what works in certain neighborhoods; and she asked that the Housing Element be fixed.

Philip Lelyveld was called to speak but did not respond.

Kenneth Chow was called to speak but did not respond.

Ken Mand discussed the need to resolve the conflict of single family low density in R2 zoning in the Arts District; as-built conditions; and the need to bring the General Plan and zoning together.

Denise Neal was called to speak but did not respond.

Ken Palmer expressed appreciation to the City for their efforts; discussed increasing density; the obligation of the City Council to listen to the will of the people rather than pushing their own agenda; his efforts to participate online; concern with being ignored and skipped over; he did not want to see Culver

City made into New York City; and he asked the City Council to use caution and take small steps as well as the time necessary to find out what works for Culver City.

Discussion ensued between staff and Council Members regarding incorporation of SB 9 into the Housing Element; clarification that the ordinances are optional; the timeline for the SB 10 ordinance; the need to adopt an ordinance in order to exercise local control or allow more than state law allows; clarification that SB 10 requires an ordinance for implementation; the ability to add quantifiable programs to the Housing Element; incorporating the ordinance into the Housing Element; concern with efficient use of staff time; outreach; the law; the incremental infill concept; addressing community concerns; the role of the City in SB 9; people with real need vs. aesthetic concerns; concern with replicating the Mansionization process; SB 9 applications received by the City; the need to resolve the disconnect between the zoning code and the General Plan; the Arts District; empowering people to use their property; lot splits; allowing people to age in place; SB 8; SB 330; concern with lawsuits; the importance of addressing the Culver Crest; validity of aesthetic issues; SB 10 as a potentially divisive and controversial issue; restrictions on ADUs in the Culver Crest area in the municipal code; the need for City Council action in order to restrict second units and lot splits in the Culver Crest area; language in SB 9 addressing the high fire zone; the study of Blair Hills in the work plan for next year; additional consideration of SB 9; getting an update from HCD regarding high fire danger areas; and SB 330.

Council Member Eriksson wanted his support for an ordinance to be reflected in the meeting minutes.

Additional discussion ensued between staff and Council Members regarding further discussion about the hillside; direction to staff to get clarification from HCD; receipt of a staff update vs. having an agendaized discussion; carrying over the same restrictions for SB 9 units for ADUs and lot splits; and the need for a discussion item if further action is required.

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Item A-4

**CC - (1) Consideration of a City Council Legislative Position on AB 2439 (Bloom) State Property: Department of Motor Vehicles Field Offices: Affordable Housing; and (2) Direction to the City Manager as Deemed Appropriate**

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Disa Lindgren expressed hope that the City Council would vote to support AB 2439 as she felt more affordable housing in the City would be a good thing.

Freddy Puza asked the City Council to support AB 2439 to allow repurposing the Culver City DMV Field Office for affordable housing; discussed the opportunity for a public/private partnership; and he felt that small steps to provide affordable housing in the City would eventually lead to a substantial change in housing.

Nancy Barba asked the City Council to support AB 2439.

Josh Kurpies, District Director for Assembly Member Richard Bloom, discussed direction by Governor Newsom for state agencies to address the housing crisis; identification of state surplus properties to facilitate the construction of affordable housing; establishing a pilot project to look at existing state properties to accommodate essential state services and affordable housing; collaboration with local agencies to renovate properties to develop deed restricted affordable housing; responsibilities of the developer; re-thinking existing underutilized state property; and he asked that the City support AB 2439.

Leah Pressman was called to speak but did not respond.

Bryan Sanders asked to withdraw.

Jeff Schwartz withdrew.

Bubba Fish was called to speak but did not respond.

Gary Guthman expressed frustration that he had not been able to speak in support of Item A-2 earlier and he expressed support for Item A-4.

Denise Neal noted that she had missed out on commenting on Item A-3; expressed support for the use of surplus governmental properties; questioned whether the properties would be mixed-use and whether the item had been considered by the other Westside cities; discussed concerns with contamination; and she expressed support for conducting soil analyses to ensure that housing would not be built on contaminated land.

Stephen Jones indicated living near the DMV and he expressed support for the legislation.

Jeannine Wisnosky Stehlin discussed difficulty parking at the DMV; she questioned what recourse the City would have if there are elements to the project that the City objects to; and she felt the City should leave the matter to the legislators.

Discussion ensued between Josh Kurpies, staff and Council Members regarding concern as to whether the DMV office would return; the public/private partnership between the City, the state and the developer; the final version of the plan; the importance of community support; language changes to ensure that the DMV would return; keeping the DMV office during the construction period; preservation of the art piece on the exterior wall of the DMV; and inclusion of enhanced language proposed by Council Member Fisch to reflect support for the item, the value of the DMV, and encourage continued operation of the DMV during and after construction.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO COMMUNICATE THAT THE CITY SUPPORTS AB 2439 WITH ENHANCED LANGUAGE AS PROPOSED BY COUNCIL MEMBER FISCH.

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

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Denise Neal spoke on behalf of Eric Gray, also known as Rasta Q, who performs at the Eagle Restaurant requesting protocol and

contact information to get the proper permits and permissions to perform at Culver Steps and other venues in the City.

Mayor Lee indicated that he would provide contact information for the Culver Steps to Ms. Neal noting that other areas were private and would require contact with the individual business owners.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

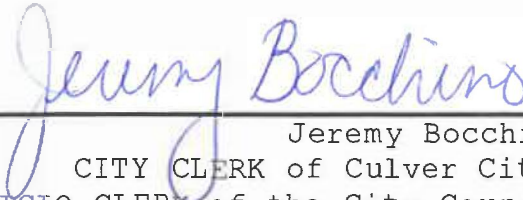
Council Member Eriksson received City Council consensus to agendize monthly consideration of mask mandates.

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**Adjournment**

There being no further business, at 12:21 a.m., Tuesday, April 26, 2022 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a special meeting to be held on May 3, 2022.

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Jeremy Bocchino  
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: 9 May 2022