RESOLUTION No. 2020-R073


WHEREAS, on June 22, 2020, the City Council adopted the following Resolutions:

- **2020-R063**, calling and giving notice of the General Municipal Election on November 3, 2020, for the election of City Council and submission to the voters an initiative ballot measure pertaining to voter approval of any ordinance establishing interim or permanent rent control or prohibition on residential rent increases ("Initiative Measure");

- **2020-R064**, requesting the Los Angeles County Board of Supervisors to consolidate the City's November 3, 2020 General Municipal Election with the Statewide General Election to be held by the County on the same day; and to render full election services to the City;

- **2020-R065**, authorizing City Council Members to submit arguments regarding the Initiative Measure; and

- **2020-R066**, providing for the filing of rebuttal arguments regarding the Initiative Measure; and

WHEREAS, the Initiative Measure seeks to amend Chapter 15.09 of the Culver City Municipal Code (CCMC) "to require voter approval of any ordinance establishing interim or permanent rent control or prohibition on residential rent increases in the City of Culver City, including any ordinance establishing rent control adopted by the Culver City City Council after January 1, 2019" (the "Proposed Ordinance"), according to the October 9, 2019 Ballot Title and Summary prepared by the City Attorney; and
WHEREAS, the Proposed Ordinance amending CCMC Chapter 15.09 was included as Exhibit A to Resolution Nos. 2020-R063, 2020-R064 and 2020-R065; and
WHEREAS, the uncodified recitals included in the Initiative Measure were inadvertently omitted from the Proposed Ordinance; and
WHEREAS, City Council wishes to amend Exhibit A to Resolution Nos. 2020-R063, 2020-R064 and 2020-R065 in order to provide voters with the full unaltered text of the Proposed Ordinance, as required by Elections Code Section 9215.

NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY RESOLVE, as follows:

SECTION 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. That the Proposed Ordinance is amended to include the recitals set forth in the Initiative Measure, so that the complete text of the Proposed Ordinance is submitted to the voters in the November 3, 2020 General Municipal Election and printed in the election ballot, and that such amended Proposed Ordinance is attached to this Resolution as Exhibit A.

SECTION 3. That the City Clerk is directed to forward a copy of the Initiative Measure and such amended Proposed Ordinance to the City Attorney for the preparation of an impartial analysis in compliance with applicable law.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

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SECTION 5. The City Clerk is hereby directed to deliver a certified copy of this Resolution to the Board of Supervisors of the County of Los Angeles and to transmit an electronic copy to the Board of Supervisors and the Registrar-Recorder/County Clerk of the County of Los Angeles.

APPROVED and ADOPTED on this 13th day of July, 2020.

GORAN ERIKSSON, Mayor
City of Culver City, California

ATTEST

JEREMY GREEN, City Clerk

APPROVED AS TO FORM

CAROL A. SCHWAB, City Attorney

A20-00269
EXHIBIT "A"

ORDINANCE NO. 2020 –

AN ORDINANCE OF THE PEOPLE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING CHAPTER 15.09 OF THE CULVER CITY MUNICIPAL CODE “RENTAL HOUSING” BY ADDING NEW SUBCHAPTER 15.09.100 TO REQUIRE VOTER APPROVAL OF ANY ORDINANCE ESTABLISHING INTERIM OR PERMANENT RENT CONTROL OR PROHIBITION ON RESIDENTIAL RENT INCREASES IN THE CITY OF CULVER CITY, INCLUDING ANY ORDINANCE ESTABLISHING RENT CONTROL ADOPTED BY THE CULVER CITY CITY COUNCIL AFTER JANUARY 1, 2019.

THE PEOPLE OF THE CITY OF CULVER CITY, CALIFORNIA, DO HEREBY ORDAIN AS FOLLOWS:


(a) The City Council of Culver City, California has passed an urgency ordinance establishing rent control at 3% per year because they believe that there is going to be an increase of 5,749 new employees to the local job market over the next four years and thus cause substantial pressure on future rental options for residents of Culver City.

(b) Rather than resolve the purported rental unit shortage by providing for the immediate building of more housing units in Culver City, the City Council has decided to restrict the rights of owners of residential property by imposing rent control - thus encouraging the sale and further reduction of affordable rental units.

(c) The City Council has also created a new rent registry program whereby Culver City is to maintain a massive new database that contains the information of all the rental units in Culver City, the rent amounts, and the tenancy information.

(d) By passing this ordinance, the City Council broke their campaign promises to not impose rent control on the city.

(e) Therefore, the people hereby amend the Culver City Municipal Code to require voter approval of the recent rent control ordinance
and any future attempts to impose rent control on the residents of Culver City.

SECTION 2. Subchapter 15.09.100 is hereby added to Chapter 15.09 of the Culver City Municipal Code, as follows:

VOTER APPROVAL OF ALL INTERIM OR PERMANENT RENT CONTROL MEASURES

§15.09.100 Voter Approval of All Interim or Permanent Rent Control Measures.

A. The City Council shall not pass any ordinance establishing either an interim or permanent rent control measure or a prohibition on the increase in residential rents unless and until that proposed rent control measure is submitted to the electorate and approved by a majority vote.

B. All ordinances that establish either an interim or permanent rent control measure or prohibit the increase in residential rents imposed after January 1, 2019 shall cease to be imposed unless and until approved by the electorate.

I hereby certify that the foregoing Ordinance was PASSED, APPROVED and ADOPTED by the People of the City of Culver City voting on the 3rd day of November 2020.

GÖRAN ERIKSSON, MAYOR
City of Culver City, California

ATTEST

APPROVED AS TO FORM

JEREMY GREEN, City Clerk
CAROL A. SCHWAB, City Attorney
Certification of Resolution No. 2020-R073

I, Jeremy Green, City Clerk of the City of Culver City, do hereby certify that the foregoing Resolution was duly passed, approved, and adopted at a regular meeting of the City Council, which was held on the 13th day of July 2020, at the Mike Balkman Council Chambers by the following vote:

AYES: Eriksson, Fisch, Lee, Sahli-Wells, Small

NOES: None

ABSENT: None

ABSTAIN: None

Certified on this 13th day of July 2020, at the City of Culver City.

Jeremy Green, CMC, City Clerk
Ex-Officio Clerk of the City Council
City of Culver City, State of California