

***These Meeting Minutes are not official until approved by
the Parks, Recreation and Community Services Commission.***

REGULAR MEETING OF THE
CULVER CITY PARKS, RECREATION
AND COMMUNITY SERVICES COMMISSION
CULVER CITY, CALIFORNIA

November 2, 2021
7:00 P.M.

Call to Order & Roll Call

Chair Heineman called the regular meeting of the Parks,
Recreation and Community Services Commission to order at 7:10
P.M. via Webex.

Present: Kay Heineman, Chair
William Rickards, Vice Chair
Khary Cuffe, Commissioner
Palvi Mohammed, Commissioner

Absent: Scott Zeidman, Commissioner

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Pledge of Allegiance

Commissioner Mohammed led the Pledge of Allegiance.

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Items from Members and Staff

None.

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Public Comment - Items Not on the Agenda

Chair Heineman invited public comment.

The following member of the public addressed the Commission:

Samia Bano, Equity and Human Relations Advisory Committee, congratulated everyone on a successful Fiesta La Ballona; discussed the upcoming Transgender National Day of Remembrance Ceremony on November 20 and the Civil Discourse Workshop on December 4; and she encouraged everyone to spread the word and attend.

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Order of the Agenda

The Consent Calendar was considered after Item A-1.

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Action Items

Item A-1
(Out of Sequence)

PRCSC - Adoption of a Resolution Recommending to the City Council Approval of Comprehensive Plan Amendment P2021-0174-CPA, Allowing a Three-Story, 7,022 Square Foot Community Center, Six Dwelling Units, a Reconfigured Community Garden, and Associated Site Improvements at 10808-10860 Culver Boulevard

Gabriela Silva, Associate Planner, provided a presentation on the proposed Comprehensive Plan Amendment for 10808-10860 Culver Boulevard; discussed comprehensive plans within the open space zone; site location; existing conditions; the project site area; the existing site plan; the proposed site plan; street elevation; affordable housing; and the proposed motion.

Chair Heineman invited public participation.

The following member of the public addressed the Commission:

Jessica Cattelino provided background on herself; discussed public debate about the best use of the land; and she expressed support for the inclusion of affordable housing units and for serving the public good on public land.

Discussion ensued between staff and Commissioners regarding clarification that the proposed housing is intended to be rental housing; state housing guidelines; a proposed collaboration

with the Artistic Freedom Initiative (AFI) for asylum seeking artists; local artists; restrictive affordability covenants; the ground lease; the relationship between the Wende and AFI; and supportive services.

Justin Jampole, The Wende, clarified language used regarding providing a supportive environment for artists; discussed the supportive relationship between the center and the housing; he thanked Chair Heineman for her thoughtful outreach which helped them prepare for the presentation, as well as City staff and the team involved in the process; provided background on the Wende; discussed the mission of the organization; moving forward in the spirit of community; the ethos embedded in the project; providing a free community center; like-minded organizations coming together to create a vision for under-utilized space; the Artist-in-Residency; and providing a fellowship enabling someone to learn their art.

Brian Wichersham, Project Architect, thanked everyone involved in the process; provided a presentation on Wende Comprehensive Plan Amendment No. 1; discussed use of the Armory; feedback from the neighborhood; initial concern regarding the project site; the Comprehensive Plan done in 2014; the Creative Community Center; architectural consistency with existing buildings and gardens; visual interconnectivity; creating a place to bring people together; outdoor usable space; project materials; and the Community Garden and Affordable Housing for Artists.

Additional discussion ensued between project representatives, staff and Commissioners regarding the addition of international and local artists in the affordable housing component; services provided by AFI; the vision for the Community Garden space; replacement of garden space on a one to one basis; zoning code standards; maintaining a garden plot, not just landscaping; previous conflicts at the Community Garden site; outreach; community feedback; the basic garden concept; actual layout as part of the third phase of the project subject to a Public Conformance Review; feedback from the public that the previous Community Garden was exclusive; the intent to widen opportunities for people to participate; management; the full-time facilities person on staff; volunteers; 21st century urban gardens; collective plantings and harvests; and support for the affordable housing component.

Further discussion ensued between project representatives, staff and Commissioners regarding public flex space; programming; organizational partners; Culver City Unified School District (CCUSD); lockers for student use; use of theatre space; partnership with United States Veterans Artists Alliance (USVAA); community partners; community service as part of the lease agreement; concern with the amount of collaboration with staff; providing space to take pressure off Parks and Recreation; increased garden space; management of median space; the fact that the project does very little to ease affordable housing in the community; finding new ways to use the space and expand community involvement; ensuring the community stays involved in the process; length of the process; continued outreach; maximizing public engagement space; the Mayme Clayton Collection; archival protection; providing a flexible space; appreciation for the thorough presentation; parking; using the Community Garden as a teaching tool; the need to get input from the community gardeners; concern with calling the space a Community Garden; security; and resolving issues with the Phase 3 documents.

Additional discussion ensued between project representatives, staff and Commissioners regarding concern with the use of the term affordable housing; state housing law; affordability restrictions; workforce housing; income levels to qualify for various levels of housing; a request for additional information on community partnerships and the configuration of the Community Garden; City Council review of the Comprehensive Plan; and making Commission reservations known to the City Council.

Vice Chair Rickards moved to adopt the staff recommendation. Commissioner Mohammed seconded the motion and the discussion continued.

Commissioner Mohammed expressed hesitancy to approve the proposed motion and received clarification that an additional motion could be made to present reservations and comments to the City Council.

MOVED BY VICE CHAIR RICKARDS AND SECONDED BY COMMISSIONER MOHAMMED THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION DIRECT STAFF TO ADOPT A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF COMPREHENSIVE PLAN AMENDMENT P2021-0174 CPA ALLOWING A THREE STORY, 7,022 SQUARE FOOT COMMUNITY CENTER, SIX DWELLING UNITS, A RECONFIGURED COMMUNITY

GARDEN, AND ASSOCIATED SITE IMPROVEMENTS AT 10808-10860 CULVER BOULEVARD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CUFFE, HEINEMAN, MOHAMMED, RICKARDS
NOES: NONE
ABSENT: ZEIDMAN

Discussion ensued between staff and Commissioners regarding concerns; wording for the motion; the requirement to redevelop the site with affordable housing; conformance with state law; staff agreement to provide a definition of low-income units and to present Phase 3 to the Commission; the process timeline; and the informational conformance review.

MOVED BY COMMISSIONER MOHAMMED AND SECONDED BY CHAIR HEINEMAN THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION DIRECT STAFF TO PRESENT THE FOLLOWING COMMENTS TO THE CITY COUNCIL ON BEHALF OF THE PARKS, RECREATION AND COMMUNITY SERVICES (PRCS) COMMISSION: THE PRCS COMMISSION HAS RESERVATIONS AND ADDITIONAL COMMENTARY ON COMPREHENSIVE PLAN AMENDMENT P2021-0174-CPA:

1. THE FACT THAT THE COMMUNITY GARDEN WILL NOT BE UTILIZED LIKE THE CURRENT ONE AND MAY NOT MEET THE NEEDS OF THE COMMUNITY; AND,
2. THERE IS NO INCLUSION OF PRCS PROGRAMMING IN THE NEW COMPLEX; AND,
3. THERE ARE QUESTIONS REGARDING THE INTENTIONS OF THE TERM "AFFORDABLE HOUSING" SINCE IT IS NOT INTENDED TO PROVIDE WORKFORCE HOUSING, ONLY HOUSING FOR ARTISTS; AND,
4. THE PRCS COMMISSION WOULD LIKE TO REVIEW AND HAVE AN OPPORTUNITY TO COMMENT ON PHASE 3 FOLLOWING THE PLANNING COMMISSION'S CONFORMANCE REVIEW.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CUFFE, HEINEMAN, MOHAMMED, RICKARDS
NOES: NONE
ABSENT: ZEIDMAN

Consent Calendar

Item C-1

PRCSC - Approval of the Minutes for the Regular Parks, Recreation and Community Services Commission Meeting of October 5, 2021

MOVED BY COMMISSIONER MOHAMMED AND SECONDED BY COMMISSIONER CUFFE BY THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF OCTOBER 5, 2021.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CUFFE, HEINEMAN, MOHAMMED, RICKARDS

NOES: NONE

ABSENT: ZEIDMAN

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Item A-2

PRCSC - Receipt and Filing of the Lindberg Park Project Survey Results for the Parks and Water Bond Act of 2018 (Proposition 68) Per Capita Grant Funding

Patricia Mooney, Senior Management Analyst, discussed survey response, and response to Commissioner comments including preservation of the Juniper tree and adding a HEPA filter to the Stone House.

Discussion ensued between staff and Commissioners regarding choice of project for those in close proximity to the park vs. those further away, and Americans with Disabilities Act (ADA) compliance.

MOVED BY COMMISSIONER MOHAMMED AND SECONDED BY VICE CHAIR RICKARDS THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION RECEIVE AND FILE THE LINDBERG PARK SURVEY RESULTS FOR THE PARK AND WATER BOND ACT OF 2018 (PROPOSITION 68) PER CAPITA GRANT FUNDING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CUFFE, HEINEMAN, MOHAMMED, RICKARDS

NOES: NONE

ABSENT: ZEIDMAN

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Item A-3

PRCSC - [Standing Item; Any or All of the Following Actions, if Desired] (1) Receipt and Filing of Updates from the Members of the Parks, Recreation and Community Services Commission Ad Hoc Subcommittees and Representative Appointees to Outside Associations and City Committees; (2) Formation of New and/or Dissolution of Existing Ad Hoc Subcommittee(s); and, (3) Appointment of Two Commissioners to Newly-Formed Ad Hoc Subcommittee(s)

Chair Heineman reported that the Senior Center Pool Room had opened on November 1; she noted challenges to be worked out; discussed vaccination protocol; the upcoming Board meeting on November 8; and the success of Fiesta La Ballona.

MOVED BY VICE CHAIR RICKARDS AND SECONDED BY COMMISSIONER CUFFE THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION RECEIVE AND FILE THE REPORT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CUFFE, HEINEMAN, MOHAMMED, RICKARDS

NOES: NONE

ABSENT: ZEIDMAN

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Item A-4

PRCSC - [Standing Item] (1) Review the Parks, Recreation and Community Services Commission 2021/2022 Meeting Calendar and the Upcoming Agenda Items List and Make Adjustments, if Necessary; (2) Discuss Topics for Inclusion in the Next PRCS Commission Report to the City Council; and, (3) Receipt and Filing of the Report

Patricia Mooney, Senior Management Analyst, asked Commissioners to check their personal calendars against the 2021/2022 meeting calendar to identify any potential conflicts before the next meeting.

Armando Abrego, Parks, Recreation and Community Services Director, reported that the Public Works department had requested that the Commission add consideration of installing solar panels at the Senior Center to the December agenda.

Discussion ensued between staff and Commissioners regarding Commission consensus to add consideration of installing solar panels at the Senior Center to the December 7 meeting agenda; continuing virtual meetings; the ability of the Commission to decide whether to turn on their cameras and whether all Commissioners must use the same mode; additional input from the City Clerk's office; the revision of Chapter 9.1; consideration of the Chapter as a whole, or by sections; City Council review; legal issues holding up completion; making efficient use of time; staff agreement to bring back the item as a whole; appreciation for the work of the subcommittee; and items coming before the City Council on November 8 including commendations for Fiesta La Ballona Committee Members Marcus Tiggs and Ronnie Jayne and the Lindberg Park Project recommendation.

MOVED BY COMMISSIONER MOHAMMED AND SECONDED BY CHAIR HEINEMAN THAT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION RECEIVE AND FILE THE REPORT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CUFFE, HEINEMAN, MOHAMMED, RICKARDS

NOES: NONE

ABSENT: ZEIDMAN

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Public Comment - Items Not on the Agenda

Chair Heineman invited public comment.

The following member of the public addressed the Commission:

Carolyn Libuser indicated it is more helpful when cameras are on for those who are hard of hearing; she discussed homeless

individuals camping in the park; and she wanted to see signage in the park posted or repaired to make park rules clear.

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Receipt and Filing of Correspondence

Patricia Mooney, Senior Management Analyst, indicated that no correspondence had been received.

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Items from Staff

Darren Uhl, Parks Recreation and Community Services Manager, reported on Fiesta La Ballona 2021; discussed the estimated number of attendees; the City's profit share of the carnival; he thanked Amazon Studios for their sponsorship donation; discussed the stage and entertainment; the Costume Contest; increased numbers of restrooms and washing stations; the vendor area; the Beer and Wine Garden; food vendors; sales; custodial services; and acknowledgement of the large amount of behind the scenes work on sponsorships done by Marcus Tiggs.

Chair Heineman noted that Ronnie Jayne and Marcus Tiggs would be receiving City Council commendations.

Armando Abrego, Parks, Recreation and Community Services Director, expressed appreciation to City staff from different departments for their efforts to create and run a smooth community event sponsored by the City; he announced upcoming Drive Thru Flu and COVID Booster Shot clinics at the Senior Center; the Exchange Club's Annual Tribute to Heroes on November 11; the Lion's Club Drive By Pie event on November 23 at the Senior Center; the Holiday Craft Boutique on November 12 at the Senior Center; staff turnover; and he announced that Patrick Reynolds would be retiring in December.

Heather Baker, Acting City Attorney, reported that Helen Chin had been in touch with Carolyn Libuser regarding her concerns with people sleeping in the park noting that there were many issues involved; discussed the inability of the City to enforce the ordinance; lack of shelter beds; legal issues; and work being done locally and regionally to find solutions.

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Items from Commissioners

Commissioner Mohammed discussed attending Fiesta La Ballona; thanked staff and the Committee for their hard work; and he asserted that every penny he spent there was well worth it.

Vice Chair Rickards discussed judging the costume event at the Senior Center.

Chair Heineman wished everyone a Happy Thanksgiving.

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Adjournment

There being no further business, at 9:52 P.M., the Parks, Recreation and Community Services Commission adjourned to a regular meeting to be held on Tuesday, December 7, 2021.

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Patricia A. Mooney
SECRETARY of the Parks, Recreation and
Community Services Commission

APPROVED _____

Kay Heineman
CHAIR of the PARKS, RECREATION AND COMMUNITY SERVICES
COMMISSION
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Green
CITY CLERK

Date