

REGULAR MEETING OF THE
CITY COUNCIL, CULVER CITY
HOUSING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

August 28, 2017
5:30 p.m.

Call to Order & Roll Call

Mayor Cooper called the meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jeffrey Cooper, Mayor
Thomas Small, Vice Mayor
Jim B. Clarke, Council Member
Göran Eriksson, Council Member
Meghan Sahli-Wells, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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Closed Session

The City Council recessed to Closed Session to consider the following items:

CS-1 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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CS-2 Conference with Legal Counsel - Anticipated Litigation
Re: Initiation of Litigation - 1 Item
Pursuant to Government Code Section 54956.9(d)(4)

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CS-3 Conference with Real Property Negotiators
Re: 10858 Culver Boulevard
City Negotiators: John Nachbar, City Manager; Jesse Mays,

Assistant to the City Manager
Other Parties Negotiators: The Wende Museum Representatives
Under Negotiation: Price, Terms of Payment or Both, including
Use Restrictions, Development Obligations and Other Monetary
Related Considerations
Pursuant to Government Code Section 54956.8

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CS-4 Conference with Real Property Negotiators
Re: 9300 Culver Boulevard
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld,
Community Development Director; Todd Tipton, Economic
Development Manager; Kendall Levan, Kane, Ballmer Berkman
Other Parties Negotiators: HC 9300 Culver, LLC
Under Negotiation: Price, Terms of Payment or Both, including
Use Restrictions, Development Obligations and Other Monetary
Related Considerations
Pursuant to Government Code Section 54956.8

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Reconvene

Mayor Cooper reconvened the City Council at 6:53 p.m. with
all Members present.

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Recognition Presentations

Item R-1

**Presentations of a Commendations to Former Commissioners,
Board Members and Committee Members in Recognition of Their
Service to the Community**

Vice Mayor Small presented a Commendation to John B. Williams
for his service on the Cultural Affairs Commission.

John B. Williams thanked the City for the Commendation, and
fellow Commissioners, staff and his family for their support.

Council Member Sahli-Wells presented a Commendation to
Evlynne Householder for her service on the Committee on
Homelessness.

Evlynn Householder thanked the City for the honor and provided background on herself and her desire to serve.

Council Member Eriksson presented a Commendation to Rich Cherry for his service on the Cultural Affairs Commission.

Rich Cherry recognized the work of staff and his fellow Commissioners on the Cultural Affairs Commission.

Council Member Clarke presented a Commendation to Laura Stuart for her service on the Parks, Recreation and Community Services Commission.

Laura Stuart thanked the City for the recognition.

Mayor Cooper reported that a Commendation would be presented posthumously to Scott Wyant for his service on the Planning Commission; noted the importance of the work of Commissioners, Committee Members and Board Members; and he presented a Commendation to Scott Garland for his service on the Parks, Recreation and Community Services Commission.

Scott Garland thanked the City Council for the opportunity to serve.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Congresswoman Karen Bass.

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Convene

Mayor Cooper convened the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:15 p.m. with all Members present.

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Report on Action Taken in Closed Session

Mayor Cooper indicated nothing to report from Closed Session.

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Presentations to City Council

Item P-1

Presentation to the City Council of the Congressional Record in Honor of Culver City's Centennial by U.S. Representative Karen Bass

Karen Bass, U.S. Representative, presented a Certificate and the Congressional Record; reported that the Congressional Record would reflect the honor of the 100th birthday of Culver City; discussed the growth and development of the City; and she invited everyone to attend a Town Hall at the Senior Center on August 29.

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Item P-2

Presentation to the City Council from the Culver City Sister City Student Delegation to Iksan City, Korea

Nancy Perdomo-Browning, Culver City Sister City Committee, presented members of the delegation to Iksan City, South Korea and she thanked Culver City for their support of the program.

Members of the delegation to Iksan City, South Korea introduced themselves and provided a presentation on their trip to South Korea.

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

Council Member Clarke received consensus to amend an amendment to the permit for the beer garden to allow wine, and he asked that the meeting be adjourned in memory of the victims of the floods in southeast Texas.

Council Member Sahli-Wells thanked the student delegation to South Korea; discussed the history of sister cities; reported seeing the eclipse in Oregon; and she noted the need to support those in Texas affected by Hurricane Harvey.

Vice Mayor Small expressed gratitude to Janet Hoult for sharing her telescope and knowledge during the eclipse.

Mayor Cooper thanked volunteers and staff for their work on Fiesta La Ballona and he discussed recovery efforts in Houston.

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Joint Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Dr. Janet Hoult discussed viewing the partial eclipse in Veterans Park; Fiesta La Ballona; announced upcoming Centennial events; invited everyone to attend Poetry, Popcorn, and Pie at the Mayme Clayton Library on September 9; and she introduced Angie Waller, a poet from her Word Painting with Poetry class at the Senior Center.

Angie Waller read a poem about Fiesta La Ballona.

Marla Koosed invited everyone to attend the final Heidi Duckler Dance Theatre performance of the 1988 series on September 9 in the Culver City Hall courtyard; provided background on the event; noted that the performance is free for residents; and she indicated that an RSVP was necessary to attend.

Rosa Victor expressed concern with issues at The Plunge; discussed the Royal Swim Team; asked that lanes be allocated to a competitive non-profit Culver City swim team; discussed competitive swimming; serving those with nowhere to swim; and she asked the City Council to look into the matter.

Mayor Cooper reported that the coach had approached the Aquatics Coordinator to arrange a meeting.

Robert Zirgulis, Short Term Rentals Association, reported on his experiences as an Airbnb host; expressed concern with proposed fines and a City proposal to criminalize the practice; discussed the benefits of cultural exchange; reported support of Airbnbs by City restaurants; he indicated that he relied on Airbnb hosting to pay his mortgage; and he asked the City to reconsider their position on Airbnbs.

Council Members discussed an upcoming meeting of the Short Term Rentals Task force on August 30 noting that there would be a presentation to the City Council on the issue at a future date.

Maria Stone indicated that being a host with Airbnb allows her to stay in her house; discussed the benefits of cultural exchange; and she expressed concern with possibly having to move out of the City if she cannot continue to rent out her home.

David Metzler discussed the Sister Cities program; the leaf blower ordinance; the Culver City noise ordinance; building permits; and he suggested looking into raising awareness of the ordinance.

Council Member Clarke discussed an article incorrectly reporting actions taken by the City Council on leaf blowers and he clarified what was actually done.

Council Member Sahli-Wells encouraged everyone to sign up for Go Request to easily share compliments or complaints with the City.

Mayor Cooper reported that start times for construction and leaf blowers are 8 a.m. Monday through Friday and 9 a.m. on Saturdays.

Jackelline Osorio discussed her experiences at The Plunge; the fee increase; concern with insufficient space for the Culver City Swim Club; and she asked that necessary lane space be allocated for their practice.

Habib Sissoko, Culver City Swim Club, thanked the City Council for their support and he discussed swimmers who need space in the water.

Jillian Gottlieb reported speeding cars and accidents, and requested the installation of speed bumps on Faye Avenue south of Washington Boulevard.

Mayor Cooper indicated that the Traffic Engineer would look into the issue.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF THOSE WHO LOST THEIR LIVES IN THE FLOODING IN SOUTHEAST TEXAS.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported that three pieces of correspondence had been received for items C-7, A-3 and A-4 by the City Clerk's office before 4:00 p.m. on August 28, 2017.

MOVED BY MAYOR COOPER, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

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Consent Calendar

MOVED BY VICE MAYOR SMALL, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-4 AND C-6.

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE CASH DISBURSEMENTS FOR AUGUST 5, 2017 - AUGUST 18, 2017.

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Item C-2

CC:HA:SA - Meeting Minutes

THAT THE CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON AUGUST 14, 2017.

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Item C-3

CC - Approval of a Second Implementation Agreement to the Disposition and Development Agreement and a Subordination Agreement for the Tilden Terrace Project Located at 11042 Washington Boulevard

THAT THE CITY COUNCIL:

1. APPROVE A SECOND IMPLEMENTATION AGREEMENT TO THE DDA AND SUBORDINATION AGREEMENT FOR THE TILDEN TERRACE PROJECT LOCATED AT 11042 WASHINGTON BOULEVARD; 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-4

CC - Approval of an Amendment to the Memorandum of Understanding with the Culver City Chamber of Commerce Regarding the Parties' Cooperation in Community Events, Projects and the General Economic Development of the City

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE REGARDING THE PARTIES' COOPERATION IN COMMUNITY EVENTS, PROJECTS AND THE GENERAL ECONOMIC DEVELOPMENT OF THE CITY THROUGH DECEMBER 31, 2020; AND,

2. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE A TWO-YEAR EXTENSION IF MUTUALLY AGREED UPON BY THE PARTIES; 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-6
(Out of Sequence)

CC: - Approval of a Professional Services Agreement with Land Images Landscape Architecture to Provide Design and Construction Administration Services for AIP Phase III and Phase IV in an Amount Not-to-Exceed \$52,675

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH LAND IMAGES LANDSCAPE ARCHITECTURE ("LAND IMAGES") TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE AIP PHASE III AND PHASE IV PROJECTS IN AN AMOUNT NOT-TO-EXCEED \$52,675; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS;
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5
(Out of Sequence)

CC - (1) Approval of Professional Services Agreement with Walk 'n Rollers, a Project of the Los Angeles County Bicycle Coalition, in an Amount Not-to-Exceed \$350,000 Over 5 Years; and (2) Authorization to Enter Into a Memorandum of Understanding (MOU) with Culver City Unified School District for Joint Administration and Sharing Cost

of Program

Council Member Eriksson received clarification regarding the MOU.

Discussion ensued between staff and Council Members regarding responsibility for different elements of the program; City Council review of the agreement; and support for moving forward from the School Board Liaison Subcommittee.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WALK 'N ROLLERS, A PROJECT OF THE LOS ANGELES COUNTY BICYCLE COALITION, IN AN AMOUNT NOT-TO-EXCEED \$350,000 OVER FIVE YEARS; AND
2. AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY UNIFIED SCHOOL DISTRICT (CCUSD) TO JOINTLY ADMINISTER AND SHARE THE COST OF THE CULVER CITY WALK & ROLLERS SAFE ROUTES TO SCHOOL PROGRAM; 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-7
(Out of Sequence)

CC - Approval of an Agreement with Sustainable Management Services, LLC, for Farmers' Market Manager Services for a 21-Month Term in an Aggregate Amount Not-to-Exceed \$102,472

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Leah Koch, The Ripped Bodice Bookstore, discussed negative effects of the Farmers Market on her business; lost revenue; efforts to actively engage with the market; her inability to

participate in the market; the space in front of her business; the position of her business in Los Angeles; her willingness to go to Los Angeles and request that the market permit be revoked; frustration with a lack of response to their concerns from staff; other businesses that are not satisfied; concern with a lack of effort by the Market Manager to resolve issues or establish a relationship; she asked that local businesses be involved in the approval process; discussed the lack of cohesion between businesses and Market management; and she expressed support for the Motor Avenue Improvement Association (MAIA) for management of the Market.

Lisa Schultz, The Peace Project and The Whole 9 Gallery, expressed dismay that the Farmers Market is a negative for her business rather than a positive; discussed the reciprocal agreement with the Market; issues with the Market; conversations with the City and the Market; efforts to resolve issues; taking an opportunity to examine the needs of the community, businesses on Main Street, and attendees; she reported surveying businesses; and she submitted information to the City Council for their review.

Mayor Cooper received clarification from staff that sidewalks are not blocked by the Farmers Market.

Alyssa Land, MAIA, provided background on the organization; expressed concern with bringing in management from outside the community; reported support from current vendors in the Market; dissatisfaction of the businesses on Main Street; business development; and she asked that the City Council halt approval and consider community needs.

Lee Wallach, MAIA, congratulated the City on another successful Fiesta La Ballona; discussed the combined communities; meeting the needs of residents and businesses; shared needs; the importance of collaboration; concern with scoring and criteria of the RFP; the lack of support from Mark Ridley Thomas or Mark Koretz; issues with the organization that won the bid; knowledge of the businesses and stakeholders in the community; the importance of working together; factoring in all fees and licenses; the need for an apples to apples comparison; questioned how vendors with clear support did not win; and asked the City to reconsider the bid.

Laura Avery, Santa Monica Farmers Market, expressed support for the chosen vendor; discussed community service; the mission of farmers markets; the Santa Monica Farmers Market; and she hoped with strong management, the Culver City Farmers Market would continue to thrive.

Sonya Sharp, Sharp Strategy, provided background on herself; expressed support for Cynthia Ojeda; and discussed community engagement.

Ken Mand asked that the City explore changing the location of the Farmers Market and discussed upcoming construction.

Discussion ensued between Council Members, staff and Cynthia Ojeda regarding the vision of the Market; removing arts and crafts; growers; infractions; the importance of oversight; working with merchants; providing retailers with temporary space during the holidays; compatibility of the Farmers Market with merchants on Main Street; bringing in more clientele for the businesses; paying for space in the Market; information in the staff report; concern with divisions; taking the opportunity for a larger discussion; the lack of input from the Downtown Business Association (DBA); concern with outreach efforts; changing the vision and direction of the Farmers Market; concern with divisions; the importance of additional dialog; the need for more information; the success of the Farmers Market; inclusion of the Farmers Market in the movie Chef; concern with putting such an important decision on the Consent Calendar; an observation that there have not been business complaints before now; history of the Farmers Market in the City; the Market Manager for the past 13 years; taking the Market to the next level; providing access to fresh fruits and vegetables; finding the right balance; the 21-month contract; turning the Market around; returning to how the Market was originally established; the suggestion to relocate the Farmers Market; agricultural and special event permits; the certified Farmers Market designation; addressing the concerns of businesses; bridging the gap between the businesses and the Farmers Market; the importance of a proper tenant mix; and support from the DBA.

Additional discussion ensued between staff and Council Members regarding the prominence of the Santa Monica Farmers Market; mirroring the Santa Monica market in a smaller way; taking advantage of a great opportunity; concern with the process; concern with availability of information to Council Members; expressing the vision more clearly; endorsements for

the applicant; the importance of the background information provided to the City Council; support previously voiced for the current manager; providing a healthy process; and the importance of starting with a better understanding of the vision that was not expressed in the staff report.

Council Member Sahli-Wells proposed a motion directing staff to hold a community meeting to have a discussion with the current businesses along Main Street and around downtown with anyone who put in a bid welcome to participate and share their vision before a vote is held next month.

Additional discussion ensued between staff and Council Members regarding a meeting to allow the new manager to communicate with residents and businesses; concern with rushing into the process; concern with putting the item on the Consent Calendar; whether the item was deemed to be controversial; the vetting process; the DBA General Membership meeting; the difficulty of the process; the need for the operator to receive input from the businesses and the community; concern with punishing a vendor due to mistakes made by staff; appreciation for staff efforts; support for the staff recommendation; ensuring the public is comfortable; allowing the process to get started; recommending that the proposed operator meet with the DBA and businesses on Main Street; and the lack of input from residents.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL DIRECT STAFF TO HOLD AN OPEN PUBLIC MEETING INVITING STAKEHOLDERS ALONG MAIN STREET AND THE DOWNTOWN AREA TO DISCUSS THE ISSUE OF NEW MARKET MANAGEMENT WITH THOSE WHO SUBMITTED AN APPLICATION GIVEN THE OPPORTUNITY TO BE PRESENT TO ANSWER QUESTIONS AND PRESENT THEIR PROPOSALS PRIOR TO A DECISION BEING MADE BY THE CITY COUNCIL.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: SAHLI-WELLS, SMALL
NOES: CLARKE, COOPER, ERIKSSON

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

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SUSTAINABLE MANAGEMENT SERVICES, LLC, FOR FARMERS' MARKET MANAGER

SERVICES FOR A 21-MONTH TERM ENDING JUNE 30, 2019 IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$102,472; AND,

2. AUTHORIZE STAFF TO NEGOTIATE THE FINAL TERMS OF THE AGREEMENT, PROVIDED THE FINAL CONTRACT PRICE DOES NOT INCREASE BY MORE THAN THE CITY MANAGER'S CONTRACT AUTHORITY; AND,

3. HOLD A COMMUNITY MEETING WITH THE SELECTED VENDOR, THE DBA, MAIN STREET BUSINESSES AND OTHER INTERESTED PARTIES PRIOR TO TAKING OVER THE MARKET SO THE SELECTED VENDOR CAN FULLY APPRECIATE THE CONCERNS OF THE COMMUNITY; AND,

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

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEM C-5.

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Action Items

Item A-1

CC - (1) Approval of a Budget Amendment to Appropriate \$90,000 to the 2017-18 Special Events Grant Program (Four-Fifths Vote Requirement); (2) Authorization of Award of \$82,100 in Grants to 13 Event Applicants for the 2017-18 Special Event Grant Period; (3) Authorize the Chief Financial Officer to Approve up to \$7,900 in Contingencies for these Events; (4) Designation of 11 Events as City-Sponsored Events, as Recommended by the 2017-18 Special Event Grant Program City Council Ad Hoc Subcommittee; and (5) Authorize the City Manager to Administratively Approve Applicable City Permits and Licenses Needed to Conduct the Events

Erica McAdoo, Senior Management Analyst, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding those events not requesting sponsorship; fee waivers;

advantages to the City for participating in an event; acknowledgement of the process; clarification on what is being spent; formulation of a calendar of City events; allowing for better transparency; soft costs; the learning curve for the first year of the process; clarification of the process; concern with items that come up outside of the process; the Cultural Affairs Performing Arts Program; in-kind services; the contribution to the fireworks show; the Chamber of Commerce designation; community cooperative groups; and single event sponsorship.

Mayor Cooper invited public input.

The following member of the audience addressed the City Council:

Michael Bryant, for applicant Screenland 5K, asked for approval of their event on March 4, 2018; discussed their inaugural running in 2017; the number of participants last year; outreach; and he indicated that the beneficiary would be the Culver City Education Foundation.

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

1. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$90,000 FOR THE 2017-18 SPECIAL EVENTS GRANT PROGRAM;
2. AUTHORIZE AWARD OF \$82,100 IN GRANTS TO 13 EVENT APPLICANTS FOR THE 2017-18 SPECIAL EVENTS GRANT PERIOD; AND
3. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO APPROVE UP TO \$7,900 IN CONTINGENCIES.
4. DESIGNATE 11 EVENTS AS CITY-SPONSORED EVENTS AS RECOMMENDED BY THE CITY COUNCIL AD HOC SPECIAL EVENTS GRANT PROGRAM SUBCOMMITTEE; AND
5. 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 A-2

CC - (1) Consideration of a Request for Sponsorship by the Culver Hotel for In-Kind Assistance and Fee Waivers for "The Centennial Finale" Event to be held in the Culver Hotel and Town Plaza; (2) If Sponsorship is Approved, Designation of the Centennial Finale as a City-Sponsored Event; and (3) Approval of a Related License Agreement

Elizabeth Garcia, Economic Development Project Manager, provided a summary of the material of record.

Mayor Cooper invited public participation.

The following member of the audience addressed the City Council:

Seth Horowitz, Culver Hotel, invited everyone to buy tickets noting that they are currently on sale for \$110 per person.

Discussion ensued between staff and Council Members regarding clarification that sponsorship is necessary to use the Plaza; the Smurfs premiere; the municipal code; Plaza usage; construction by the main entrance of the hotel; and use of the reserves for events not in the original allocation.

MOVED BY MAYOR COOPER, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. PROVIDE IN-KIND FINANCIAL ASSISTANCE IN THE AMOUNT OF \$1,080 TO "THE CENTENNIAL FINALE EVENT" OUT OF THE CARRYOVER FUNDS; AND,
2. DETERMINE THE CRITERIA ESTABLISHED FOR CITY SPONSORSHIP OUTLINED IN THE REPORT HAVE BEEN MET AND, DESIGNATE "THE CENTENNIAL FINALE EVENT" AS A CITY-SPONSORED EVENT; AND
3. APPROVE A RELATED LICENSE AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF THE CULVER HOTEL'S USE OF TOWN PLAZA FOR EVENT ACTIVITIES; 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 A-3

CC - (1) Presentation of Culver City TOD Visioning Study and Recommendations: Preliminary Review; and (2) Direction to the City Manager as Deemed Appropriate

Sol Blumenfeld, Community Development Director, introduced the item.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Bill Fain, Johnson Fain, reported open and productive workshops with the community; discussed mobility recommendations for the first/last mile for the Expo Station which he felt could be a model for the region; priority projects incrementally implemented over time; increasing mobility through offering new ways to get around the City and access the region; he noted that many ideas were unimaginable 10-15 years ago; and he expressed hope that the study would inform the General Plan process.

David Alpaugh, Johnson Fain, outlined preliminary recommendations of the study; discussed workshops held with the community; the interactive webpage; traffic; the street network in the City; distribution of land uses in the City; issues; road infrastructure; options for conventional mitigations; developing and increasing viable alternatives; goals; facilitating movement; advancing the use of transit; improving the pedestrian environment; providing a safe bicycle network; managing traffic flow; protecting the character of existing residential neighborhoods; pass-through traffic; diverting traffic around the core of the City; serving the employment centers; examining a shared system of parking; transit circulation connecting parking to places of employment; protecting pedestrian circulation; facilitating local transit and bike use; ensuring that mobility remains manageable; Transportation Demand Management (TDM); Transit Oriented Development (TOD); connected networks; priorities; defining transit; improving

the pedestrian network; traffic calming in the neighborhoods; limited access and turning movements; candidate interventions; redesigning sidewalks; goals; working on improvements with the City of Los Angeles; Venice Boulevard; accessing employment centers from the perimeter; revisiting parking requirements; public/private partnerships; omitting points of access to the Hayden Tract; the need for additional crossings over Ballona Creek; combining a bridge and parking over the Creek; micro transit; mobility hub locations; dedicated lanes; on demand service; creating a grid of bike friendly circulation; returning Washington Boulevard to local use; Complete Streets; dedicated lanes; preliminary recommendations; expanding district boundaries; adopting a TOD ordinance with urban design guidelines; requiring pedestrian easements; encouraging mixed use and affordable housing; creating a jobs/housing balance; redefining parking requirements; development of shared parking strategies and other TDM policies; requiring active street frontages; generation of a mobility fund for a transportation management organization; incentivizing parking on the perimeter; clarifying requirements in a discretionary review process; education and outreach; introducing other mobility services; and ensuring that the priority is people rather than cars.

Discussion ensued between staff and Council Members regarding defining bike friendly streets; street size; sharrows; points of connection; access points; building a bicycle and pedestrian bridge; next steps in the process; the time frame; the need for sustained political leadership; development of the plan over time; ensuring that future development supports mobility; growing the mobility fund as part of the development process; important concerns from engaged neighborhoods; the Neighborhood Traffic Management Program; neighborhood protection measures; and defining rules in the TOD.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Ken Mand discussed concerns of Arts District residents; impacts of development; measures to minimize impacts; the huge tax base from development; support for recommended

infrastructure changes; hotel revenue; and implementation of changes needed moving forward.

Daniel Lee expressed support for the TOD Visioning Process; highlighted a recommendation by the consultant to expand the boundaries of the TOD; expressed support for suggestions made by the Rancho Higuera neighborhood to address their traffic concerns; and he discussed suggestions made by the consultants being incorporated into the Metro bike connector and Complete Streets.

Discussion ensued between staff, project representatives and Council Members regarding the focus on minimizing traffic on Washington; installing bike lanes while keeping car lanes; issues faced by the City of Los Angeles; diverting pass through traffic around Culver City; ensuring that things are not taken away without providing an alternative; taking a slow, considered approach; introducing the flex lane idea; micro transit; acknowledgement of the difficulty of the process; facilitating movement of the transit; creating viable alternatives; the period of adjustment; concern with impeding traffic; encouraging local use; pushing traffic somewhere else; capacity on Jefferson and Venice; the regional nature of the issue; infrastructure investment; signal rhythm; complexity of the area by the I-10 interchange; improving signalization for better throughput on Venice; the missing link on Jefferson Boulevard; dependence of the diversion on big infrastructure moves; parking policies; creating friction in the City to encourage people to go around the City; special license plates for residents to create specialized access; concern that cutting traffic capacity would make it harder for residents; on demand micro transit as an alternative to driving in the City; timing; identifying what can be solved; community involvement; open dialogue; the process; geography of the City; numbers of people served; bike lanes vs. High Occupancy Vehicle (HOV) lanes; changes in the region; the number of passengers per minute served per modality; cable gondolas in other cities around the world and viability for Culver City; keeping the medians on Washington Boulevard; left hand turn pockets; elimination of parking during rush hour; reverse lanes; protecting turn movements out of residential neighborhoods; enforcement issues; concern expressed by the Chamber of Commerce with a lack of input from the Safety and Transportation departments; assistance with Fire Department response

times; involvement of Fire, Police and Transportation departments in the process; funding; technology; clarification that the vision does not contradict department goals; lessons learned from surrounding communities; working to change the culture and the difficulty of change; response to neighborhood concerns; putting safety before throughput; infrastructure to support innovation; appreciation to Johnson Fain, residents, staff and the subcommittee for their work; the belt tightening analogy; comparisons to European cities; reporting supporting data to the community; departmental involvement; and timing.

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Item A-4

CC - Consideration of the Expo to Downtown Bicycle Connector Feasibility Study and Direction to Staff to Take Specific Actions to Further the Development of this Concept and Advance the Project to the Environmental and Engineering Phases

Eric Bruins, Bicycle and Pedestrian Coordinator, provided a summary of the material of record.

Charles Herbertson, Public Works Director, discussed project phasing; right of way acquisition; further developing concepts brought forward with the TOD Visioning Study; north and south side alignment; and City Council input before the full design.

Council Member Sahli-Wells received clarification regarding continuing past Robertson and alternate routes to the Expo station.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Ken Mand discussed different phases; available right of way; the south side option; impactful components; additional areas to study; funding; and grants.

Andrew Leist, Bicycle and Pedestrian Advisory Committee Chair, expressed support for the Expo to downtown bike

lane; he felt that putting in the bike path now is the low cost option and a good first step in implementation of the vision; and he asked the City Council to support the project.

David Metzler expressed concern with previous tabling of the option; noted that he and his family did not ride bicycles very often but he felt it was a good first step in making bikes more important in the City; he expressed support for a protected bike lane into Culver City; noted that the bike path is disjointed; discussed benefits to businesses; and he asked the City Council to support the continuation.

Seth Horowitz, Culver Hotel, discussed the suggestion that the TOD area have its own Business Improvement District; connectivity; the importance of an identifiable center rather than two competing centers; bike sharing; the need for safe bicycle parking; and he felt the project would be a good first step.

Michelle Weiner discussed the city of Ferrara, Italy; the bike valet at Fiesta La Ballona; she acknowledged concerns with the experience of other cities; noted that residents were concerned with safety, connectivity and fun; and she reported brainstorming with a group of cyclists on recommended amenities.

Discussion ensued between staff and Council Members regarding the heavy use of the Metro; first and last mile connection; safety concerns riding along Robertson Boulevard; providing protection for those who choose not to drive a car; the clear demand; the missing link; commuters; Bike Share; the need to move forward in order to secure funding; development in the City; the need for connections to the downtown area; patronizing businesses in the downtown area; providing a buffer for pedestrians; bicycle facilities at Robertson; help for the Arts District; removing the underutilized turn lane on Robertson; studies on effects to traffic; trip counts from development in that area; avoidance of impacts; growth projections; the public process; community support for the idea; hundreds of bicycles accessing the station per day with zero infrastructure; capturing more of the market and funneling them into the downtown area; quantifying usage; results; the Lindblade alternative; evaluation of the north side alternative; environmental clearance; cost estimates; the

second phase; securing right of way; the final TOD; impacts to decisions; the \$350,000 set aside for environmental and engineering; the RFP for an engineering firm; the impact analysis; the timeline; the integrated process; limited funds to install a bike facility; procurement; getting engineering done to make the full connection; allowing staff to move forward with the analysis; phasing the process; different options available; potential viability for the south side only scheme; conflicts with the bus stop; implementation of TOD recommendations; holding off on spending the money on the design until the right of way has been procured; building a connection between downtown and the Expo; additional examination of the north vs. south options and tradeoffs; scope of work budget; traffic impacts as part of the environmental process; ridership predictions; alignment studies; and phased implementation.

Ken Mand discussed implementation phases.

Additional discussion ensued between staff and Council Members regarding phasing; alternatives to improve the connection of the existing Expo bike path to the Expo Station; the current proposal; clarification on the motion; the National bid; resident comments that the project should extend to La Cienega; the inability to answer the north side/south side question until the Bicycle and Pedestrian Master Plan is complete; the need for more focused work on feasibility and community outreach; and ensuring that the final plan does not conflict with the overall direction on Washington Boulevard.

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

1. DIRECT STAFF TO CONTINUE DEVELOPING THE PROJECT THROUGH ENVIRONMENTAL AND ENGINEERING PHASES AND RETURN TO THE CITY COUNCIL WITH ALTERNATIVE ANALYSIS; AND
2. DIRECT STAFF TO PURSUE GRANT FUNDING OPPORTUNITIES TO SECURE FUNDING FOR CONSTRUCTION.

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Item A-5

HA: Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP)

Discussion ensued between staff and Council Members regarding use of Section 8 vouchers to provide services and leverage County funding; waiting lists; applications received by Culver City when the list was opened in November; the County initiative; turnover vouchers; amending the Section 8 administrative plan; an observation that vouchers are insufficient to pay rent in a high cost market like Culver City; resident requirements; average search time for a family; and referrals from Upward Bound House and Saint Joseph.

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND,
2. AUTHORIZE THE CHAIR AND THE EXECUTIVE DIRECTOR TO EXECUTE THE SEMAP CERTIFICATION.

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Item A-6

CC - (1) Consideration of the Development of a Complete Streets Policy; and (2) Direction to Staff as Deemed Appropriate

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL TABLE DISCUSSION OF THE ITEM.

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Item A-7

CC - (1) Designation of the City's Voting Delegate and up to Two Alternate-Delegates for the 2017 League of California Cities Annual Conference; (2) Consideration of a Position on the League of California Cities' Resolution

Pertaining to Strategies to Reduce Negative Impacts of Recent Changes to Criminal Laws; and (3) Consideration of a Position on the League of California Cities' Resolution Pertaining to Local Control for Emergency Medical Response to be Considered by the General Assembly at the Annual Conference

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding scheduling and availability.

MOVED BY MAYOR COOPER, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DESIGNATE VICE MAYOR SMALL AS THE VOTING DELEGATE AND COUNCIL MEMBER SAHLI-WELLS AS ALTERNATE VOTING DELEGATE.

Discussion ensued between staff and Council Members regarding taking a position on League items; re-categorization of crimes; modification of language; the difficulty of considering the issues after midnight; timing; a request that the item be held for consideration on September 11; emergency services; lack of funding; concern with language and examples used; a suggestion to sit down with safety personnel; providing an alternative in the staff report; and agreement to defer the other portions of the item to a future meeting.

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Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

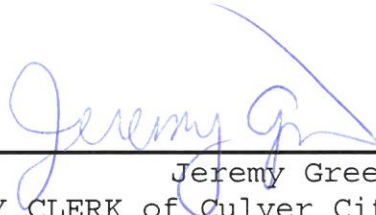
None.

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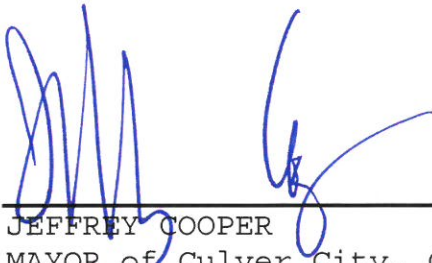
Adjournment

There being no further business, at 12:34 a.m. Tuesday, August 29, 2017, the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of those who lost their lives in the floods in southeast Texas to August 30, 2017.

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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



JEFFREY COOPER
MAYOR of Culver City, California and CHAIR of the
Successor Agency to the Culver City Redevelopment Agency
Board, and Culver City Housing Authority Board