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

May 9, 2016
6:00 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jim B. Clarke, Mayor
Jeffrey Cooper, Vice Mayor
Göran Eriksson, Council Member
Meghan Sahli-Wells, Council Member
Thomas Small, 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 Real Property Negotiators
Re: 9400 Culver Boulevard
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager
Other Parties Negotiators: Maya Mallick
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

CS-2 Conference with Real Property Negotiators
Re: 8910-8936 Venice Boulevard
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton,

Economic Development Manager
Other Parties Negotiators: Robert Lam, Nick Wayne, David Knepprath, Robert Martinez
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 Clarke reconvened the City Council and convened the Housing Authority Board, Successor Agency to the Culver City Redevelopment Agency Board, the Culver City Parking Authority and the Redevelopment Financing Authority at 7:10 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Andrew Weissman.

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Report on Action Taken in Closed Session

Mayor Clarke indicated nothing to report out of closed session.

Mayor Clarke acknowledged that Deputy City Clerk, Jeremy Green and Senior Management Analyst, Patricia Mooney would be handling City Clerk duties for the evening noting that there was much business to accomplish and he expected to handle the business of the public first.

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Presentations

Item P-1

Presentation of a Proclamation Designating May as Older Americans Month

Council Member Small presented the proclamation designating May as Older Americans month.

Myrna Weber, Culver City Senior Citizens Association, thanked the City for the award and for the support of senior activities.

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Item P-2

Presentation of a Commendation to Ms. Thais Magrane, 2016 Senior of the Year

Council Member Eriksson presented a Commendation to Thais Magrane, 2016 Senior of the Year.

Thais Magrane expressed appreciation to the City for the recognition.

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Item P-3

Presentation by Southern California Edison's Cool Planet Project of a ClimatEEfficient Award to City Council

Nola Hastings, Southern California Edison, presented the ClimatEEfficient certificate to the City; provided background on the Climate Registry; discussed the Cool Planet Project; the Local Government Energy Leader Partnership Program; participants; recognition; and she congratulated the City.

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Community Announcements by City Council Members/ Information Items from Staff

Council Member Sahli-Wells wished everyone a happy Bike Month and she reported that Phase 2 for the Expo line would open on May 20 with a celebration planned at the Culver Station on May 21.

Mayor Clarke invited everyone to attend budget hearings on May 16-17 at 4:00 p.m. in City Council Chambers.

MOVED BY VICE MAYOR COOPER, SECONDED BY MAYOR CLARKE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF SYLVIA BERNSTEIN, MOTHER OF CIVIL SERVICE COMMISSIONER VICKI DALY REDHOLTZ.

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Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Dr. Janet Hoult introduced Mo de Koff, a member of the Word Painting Poetry class at the Senior Center.

Mo de Koff read a poem entitled *Time.*

Dr. Janet Hoult reported that May 9 is Poetry Day and she introduced Grace Hirai, a 9th grade student at Culver City High School and a member of the Ambassador's Club noting that her poem about peace had been entered in the Poetry category for the 8th Annual Young Artists and Author's Showcase conducted by Sister Cities International.

Grace Hirai read her poem entitled *Peace.*

Dr. Janet Hoult reported that the poem would be competing with those written by students from Sister Cities around the world; she discussed the Sister City Citizen Diplomacy Network; the four Sister Cities of Culver City; development of an international perspective; and having a fifth Sister City.

Sonia Karroum, Culver City Sister Cities Committee, discussed the influence of the Sister Cities Committee on the life of a young woman from Culver City; the Annual Sister Cities Art Contest; tangible contributions of the program; a suggestion for a new Sister City in Europe; costs vs. value added to the lives of Culver City youth; the President of the Youth Ambassador Club; the rigorous selection process; providing a new perspective; and she suggested ways to proceed.

William Maxwell was directed to speak with Public Works Director Charles Herbertson regarding issues with Hetzler Road and the Baldwin Hills Scenic Overlook.

Jack Susser, representing homeowners on Hetzler Road, spoke of their desire to work with the City to restore the private road as it was granted in the easement they signed with Playa Pacifica back in 1998; he noted that Hetzler Road has always been a private road; discussed concessions to the homeowners for the private easement, including broadening the road, providing sewers, streetlights, the gate at the foot of the road and maintenance of the road as private; he questioned the change of the road from private to public; he reported requests for additional documents showing where the easement is and how it should transition; he asked that the City look into the matter; discussed crime, and harassment of the neighbors and postal workers; he suggested compensation to homeowners; he stated the agreement made in 1998 was non-transferrable; he mentioned the possibility of a class action lawsuit; and he agreed to meet with staff to discuss the matter.

Georges Chamchoum, Asian World Film Festival, announced that the festival would be held from October 24 – November 1 in Culver City and he reported on the success of the festival held the previous year.

Shea Cunningham, Environmental Sustainability Committee with the Culver City Unified School District, introduced her daughter Scarlet Cunningham Young; reported on the Earth Day event at Linwood E. Howe Elementary School; and she presented Earth Day inspired ideas from students to make Culver City better.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Consent Calendar

Mayor Clarke reported that item C-14 had been removed and he reported receipt of a speaker card for item C-7 noting that the item would be considered before the Action Items.

Vice Mayor Cooper indicated the need to recuse himself from item C-12.

Council Member Small indicated that he needed to recuse himself from item C-11.

Several items were removed for separate consideration due to staff comments and Council Member requests for clarification.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-6, C-8, C-9, C-10, C-13, C-16, AND C-17.

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR APRIL 16, 2016 - APRIL 29, 2016.

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Item C-2

CC:HA:SA:PA:FA - Meeting Minutes

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD, CULVER CITY PARKING AUTHORITY, AND REDEVELOPMENT FINANCING

AUTHORITY: APPROVE MINUTES FOR THE REGULAR MEETING OF APRIL 25, 2016.

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Item C-3

CC - Award of a Construction Contract to Elecnor Belco Electric, Inc., as the Lowest Responsive and Responsible Bidder, for the Construction of the Traffic Signal Left Turn Phasing and Upgrade Project, PS-003 Federal Aid Project No. HSIPL) 5240(032)

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO ELECNOR BELCO ELECTRIC, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT NOT-TO-EXCEED $1,000,080 FOR THE TRAFFIC SIGNAL LEFT TURN PHASING AND UPGRADE PROJECT, PS-003 FEDERAL AID PROJECT NO. HSIPL 5240(032); AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT TO-EXCEED $100,000, IF NECESSARY; 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-4

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District No. 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2016/2017

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2016/2017.

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Item C-5

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District No. 2 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2016/2017

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 2 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2016/2017.

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Item C-6

CC - (1) Approval of the Plans and Specifications for the Construction of the Traffic Monitoring CCTV System Gap Closure Project, Pl-004; and (2) Authorization to Publish a Related Notice of Inviting Bids

THAT THE CITY COUNCIL:

1. APPROVE THE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004; AND,

2. AUTHORIZE STAFF TO PUBLISH A RELATED NOTICE INVITING BIDS.

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Item C-8
(Out of Sequence)

CC - (1) Amendment to Existing Agreement with Regency Testing, Inc. to Extend the Current Term for an Additional

One Year (Through June 30, 2017) for Water Based Fire Protection Systems Test and Inspection; and (2) Waive the Requirements of Culver City Municipal Code Section 3.07.050, relating to Multi-Year Contracts, to Allow for such One-Year Extension

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH REGENCY TESTING, INC. TO EXTEND AGREEMENT FOR ONE YEAR (THROUGH JUNE 30, 2017) FOR WATER BASED FIRE PROTECTION SYSTEMS TEST AND INSPECTION; AND,

2. WAIVE THE REQUIREMENTS OF CCMC SECTION 3.07.050, RELATING TO MULTI-YEAR CONTRACTS, TO ALLOW FOR SUCH ONE-YEAR EXTENSION; 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-9

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner for Use of the Public Right-of-Way at 10401 Jefferson Boulevard

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER FOR 95 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 10401 JEFFERSON BOULEVARD;

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

3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

(Out of Sequence)

CC - Approval of a Third Amendment to the Memorandum of Understanding with the Downtown Business Association for Maintenance Services in Downtown Culver City for Fiscal Year 2016/2017

THAT THE CITY COUNCIL:

1. APPROVE A THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE DOWNTOWN BUSINESS ASSOCIATION FOR MAINTENANCE SERVICES IN DOWNTOWN CULVER CITY AT A COST NOT TO EXCEED $61,940 FOR FISCAL YEAR 2016/2017; 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-13

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2016/2017

THAT THE CITY COUNCIL: ADOPT THE RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2016/2017.

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Item C-14

CC - Adoption of a Resolution Calling a Public Hearing to Determine Whether the Public Health, Safety or Welfare Requires Formation of Underground Utility District 13 for the City-Owned Properties Located at 12403 - 12423 Washington Boulevard, 4064 Colonial Avenue, and 4061 -

4063 Centinela Avenue, and Certain Portions of Adjacent Public Right-of-Way

This item was pulled per the request of staff.

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Item C-16
(Out of Sequence)

CC- Approval of an Agreement with UTC Fire and Security (Transit Marketing Group) for the Acquisition and Installation of Video Surveillance Equipment in an Amount Not-to-Exceed $187,156

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH UTC FIRE AND SECURITY (TRANSIT MARKETING GROUP) FOR THE ACQUISITION AND INSTALLATION OF VIDEO SURVEILLANCE EQUIPMENT IN AN AMOUNT NOT-TO-EXCEED $187,156; 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-17

CC - Approval of an Application for $22,505 in Grant Funds Through the Fiscal Year 2016 Department of Justice Bureau of Justice Assistance Bulletproof Vest Partnership

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF $22,505 THROUGH THE FISCAL YEAR 2016 DEPARTMENT OF JUSTICE BUREAU OF JUSTICE ASSISTANCE BULLETPROOF VEST PARTNERSHIP; 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-11
(Out of Sequence)

CC-Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2016/2017

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2016/2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	CLARKE, COOPER, ERIKSSON, SAHLI-WELLS
NOES:	NONE
RECUSED:	SMALL

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Item C-12

CC-Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2016/2017

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2015/2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	CLARKE, ERIKSSON, SAHLI-WELLS, SMALL
NOES:	NONE
RECUSED:	COOPER

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Item C-15
(Out of Sequence)

CC - (2) Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting for Bids for the Construction of the Municipal Fiber Network, Project No. PT-003; (2) Waiver of Formal Bidding Procedures for the Purchase of Fiber and Related Construction Materials; and (3) Approval of a Related Agreement with MOX Networks for the Purchase of Fiber and Related Construction Materials in an Amount Not-to-Exceed $1,700,000.

John Nachbar, City Manager, requested that the City Council modify the motion to indicate $1.2 million rather than the previous amount of $1.7 million.

Council Member Eriksson asked about adding additional conduits.

Michelle Williams, Chief Information Officer, discussed options included in the original budget and plan; increasing the fiber count; placing an additional spare conduit; and the infrastructure plan.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE CONSTRUCTION OF THE MUNICIPAL FIBER NETWORK, PROJECT NO. PT-003;

2. WAIVE THE FORMAL BIDDING PROCEDURES, IN ACCORDANCE WITH CULVER CITY MUNICIPAL CODE SECTION 3.07.075.E.3, FOR THE PROCUREMENT OF FIBER AND RELATED CONSTRUCTION MATERIALS;

3. APPROVE AN AGREEMENT WITH MOX NETWORKS FOR THE PURCHASE OF FIBER AND RELATED CONSTRUCTION MATERIALS IN AN AMOUNT NOT-TO-EXCEED $1,200,000;

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.

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Item C-18
(Out of Sequence)

CC - Adoption of a Resolution Approving an Application for Grant Funds through Los Angeles County Metropolitan Transportation Authority's Open Streets Program for the 2017 CicLAvia Culver City Event

Council Member Eriksson asked staff to ensure that the 5K Run planned by the Centennial Committee did not get too close to CicLAvia.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AN APPLICATION FOR GRANT FUNDS THROUGH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY'S OPEN STREETS PROGRAM FOR THE CICLAVIA CULVER CITY EVENT.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

CC - PUBLIC HEARING: Adoption of a Resolution Approving Tentative Tract Map, P2016-0034-TTM, for the Development of 10 Proposed For-Sale Single Family Dwellings on Five R2

Zoned Lots (Two Units Per Lot) at 4044 to 4068 Globe Avenue in Residential Two Family (R2) Zone

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

Jose Mendivil, Associate Planner, provided a summary of the material of record.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Robert Dwelle, Habitat for Humanity, discussed the process and balancing affordable housing needs with maintaining the character of the community.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding support for the project; the work of previous City Councils; the dissolution of Redevelopment; lack of state funding; support for additional affordable housing in the City; the requirement to form a Home Owners Association; concern with costs; the shared roof; maintenance of the grounds; landscaping of the sound wall; factoring in costs for the families in the affordability process; health and noise issues; working with Habitat to find funding for filtration and double paned windows; artificial turf; concern with invasive species; utilization of the draft guidelines for the Parkway Ordinance; resident fears about the project; and public/private partnerships.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP, P2016-0034-TTM, SUBJECT TO THE TRACT MAP CONDITIONS OF APPROVAL

ATTACHED TO SAID RESOLUTION IN ORDER TO ALLOW CONSTRUCTION OF 10 SINGLE FAMILY DWELLINGS ON 5 LAND LOTS.

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Item PH-2

CC - PUBLIC HEARING: Adoption of a Resolution Approving an Exception to a Subdivision Design Standard (CCMC Section 15.10.700.C) Requiring Lot Frontage Along a Dedicated Public Street or Access to Same Via a Certain Sized "Stem" of a "Flag Lot" as Part of Planning Commission approved Administrative Site Plan Review, P2015-0122-ASPR and Tentative Parcel Map, P2015-0122-TPM, that Allows the Development of a 3-Unit Townhome Style Subdivision at 4241 Duquesne Avenue in the Medium Density Multiple-Family Residential (RMD) Zone

Council Member Sahli-Wells indicated the need to recuse herself and she exited the dais.

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL
NOES: NONE
RECUSED: SAHLI-WELLS

Jose Mendivil, Associate Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding Homeowner Association fees; classification of the project as a small-lot subdivision; adoption of a small-lot subdivision ordinance to help with affordability and ownership; attainable housing; and price points for the properties.

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL
NOES: NONE
RECUSED: SAHLI-WELLS

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Ric Abramson, WorkPlays Studio, representing the applicant, discussed the term small-lot subdivision; access to the street; easement access; addressing more economically accessible housing; size; and environmental sensitivity.

Discussion ensued between the speaker and Council Members regarding the Urban Forest Master Plan; maximum allowable units; ensuring that the project is fully parked and environmentally sensitive; LEED certification; quantitative vs. qualitative improvements; and perceptions.

Eleanor Osgood indicated that she was not clear on the variance; she acknowledged the complexity of Duquesne; expressed concern with traffic, bicycles, pedestrians and cars; discussed the importance of a vision for the future of the area; the high density nature of the zone; concern with piecemeal development and the lack of a master plan; and she encouraged the City Council to focus on a holistic view of development and the master plan with Duquesne made a priority and consideration of a moratorium.

Vice Mayor Cooper received clarification from the speaker regarding the interaction between bicyclists, pedestrians, joggers and cars, and the need to widen the sidewalks and install a real bike lane.

Rich Waters echoed concerns with piecemeal development; he noted that Duquesne crosses Ballona Creek and is a squeeze point; he discussed the lack of a signal; privacy; whether garages are truly necessary since no one puts their cars in them; solar; and green screening.

Discussion ensued between staff and Council Members regarding privacy issues; separation; the historic building on the south side; landscaping on the south side; the Solar Ordinance; sustainable features of the project; and planned improvements on Duquesne.

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL
NOES: NONE
RECUSED: SAHLI-WELLS

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AN EXCEPTION TO A SUBDIVISION DESIGN STANDARD (CCMC SECTION 15.10.700.C) REQUIRING LOT FRONTAGE ALONG A DEDICATED PUBLIC STREET OR ACCESS TO SAME VIA A CERTAIN SIZED "STEM" OF A "FLAG LOT" IN ORDER TO ALLOW CONSTRUCTION OF A 3-UNIT TOWNHOME STYLE SUBDIVISION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL
NOES: NONE
RECUSED: SAHLI-WELLS

Council Member Sahli-Wells returned to the dais.

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Item C-7
(Out of Sequence)

CC - (1) Amendment to the Existing Professional Services Agreement with West Coast Arborists to Extend the Current Five-Year Term for One Additional Year to Provide Citywide Tree Maintenance Services in an Amount Not-to-Exceed $691,685; and (2) Waive the Requirements of Culver City Municipal Code Section 3.07.050, relating to Multi-Year Contracts, to Allow for such One-Year Extension

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Eleanor Osgood reported previous meetings with tree maintenance staff about birds and the nesting season; discussed tree trimming; previous agreement that the contractors would only address trees that were dying or dangerous during the nesting season; nest surveys; parkway trees; accountability on the part of the workers; adjusting activities when they find a nest; fast efficient pruning; and taking the time to look for nests.

Rich Waters echoed comments of the previous speaker noting that birds have a tough time in the area due to the tree trimming, elimination of their camouflage by trimming, and diseased ficus trees.

Discussion ensued between staff and Council Members regarding work with the Audubon Society; nesting season; inspections for bird nesting activity before and after pruning; protection of active nests; providing cover from predator birds; age of the City trees; diseased trees; replanting new trees; curtailing disease; accountability with West Coast Arborists; tracking; the work of the City's Urban Forester; and a suggestion that Mr. Waters meet with staff.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS TO EXTEND THE CURRENT FIVE-YEAR TERM FOR ONE ADDITIONAL YEAR (THROUGH JUNE 30, 2017) IN THE AMOUNT OF $691,685.00; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS IN AN AMOUNT NOT-TO-EXCEED $34,584.25, IF NECESSARY, TO COVER THE COSTS OF POTENTIAL TREE REMOVALS DURING THE YEAR; AND,

3. WAIVE THE REQUIREMENTS OF CCMC SECTION 3.07.050, RELATING TO MULTI-YEAR CONTRACTS, TO ALLOW FOR SUCH ONE-YEAR EXTENSION; 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.

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Action Items

Item A-2
(Out of Sequence)

CC - (1) Discussion of "Visioning" Options to Address Development in the Transit Oriented Development District; and (2) Direction to City Manager as Deemed Appropriate

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

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Erik Paesel thanked the City for including the Arts District neighborhood in the proposal and the visioning and development around Washington and National.

Dale Larson applauded staff for their work and responsiveness; wanted to see a substantive and meaningful process; he discussed traffic mitigation; density; safety; and he emphasized the importance of maintaining the unique feel of the area.

Ken Mand expressed support for the work done; discussed efforts to address concerns of Arts District residents; potential approaches considered; he encouraged implementation of one of each of the various participation categories; discussed community involvement; the existing level of congestion and effects of future projects; and shaping the Transit Oriented Development (TOD).

Roman Chiu discussed the process and thanked the City for listening to the community.

Tom Wulf, Lowe Enterprises, noted the importance of the process; discussed goals and objectives; studying traffic, mobility and access; existing conditions; infrastructure in place; concern regarding items to be considered relating to new development and new growth; timing; uncertainty; and clarifying the process and timeframe.

Bill Feldman, Culver Crossing, paraphrased a letter submitted by Wally Marks from the Helms Bakery expressing support for the process; he discussed the small number of undeveloped sites; the consistency of the City Council regarding development parameters; large developments going in to the east; and he indicated willingness to work with the City.

Discussion ensued between staff and Council Members regarding the time frame; scope of the project; the start date; data collection; outreach; documentation; next steps in the process; the Request For Proposal; the focus on mobility; adding other items to consider; the previously completed exhaustive study of TOD projects; the streetscape plan; the need for public engagement; creating an engaging process; ensuring that all meetings are public and open; cut-through streets; involvement of other departments in addition to Planning and Community Development; enforcement; being proactive rather than reactive; business representation; the Business Improvement District; uses; types of retail and neighborhood serving amenities; affordable housing; the importance of expanding the visioning process; pass-through traffic from the City of Los Angeles; protecting the integrity of residential areas; Planning Commission consideration; holding a joint meeting; creating a model for use by other cities; clarification that projects in the pipeline will continue to move forward; timeliness and speed; outreach; quality of the work; and consensus to add an item to the next agenda to discuss creating an ad hoc subcommittee to work with the Community Development department to increase communication with the City Council and other departments in the City as well as to keep the project on track.

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Item A-3

CC:SA - (1) City Council Consideration of Financial Assistance for and City Sponsorship of the 2016 LA Film Festival in June 2016; (2) City Council Consideration of Designation of the 2016 LA Film Festival as a City-Sponsored Event; (3) Successor Agency Waiver of Parcel B Rental Fees; and (4) City Council and Successor Agency Approval of a Related License Agreement

Mayor Clarke invited public input.

The following members of the audience addressed the City Council:

Ralph Rivera, LA Film Festival, requested sponsorship of the event; discussed the mission of the organization; other sponsors; promotion; the community liaison; working the festival into the fabric of the City; minimizing impacts to the City; volunteer recruitment; community leaders; and the transition from downtown L.A. to Culver City.

Eric Simms and Sylvia Bianchi, Downtown Business Association, expressed support for the festival and asked the City to provide the support requested.

Seth Horowitz, Culver Hotel, echoed comments of the previous speakers.

Discussion ensued between staff, Ralph Rivera and Council Members regarding potential economic benefits accrued by the City; money infused into the community; clarification that the closing night would take place in Culver City rather than in Hollywood; venue requirements to hold the event in the City; sponsorship levels; location of the Spirit Awards; receptions at Culver City restaurants; the many options available for participants in Culver City; the importance of a parking plan and mobility options; listing public transportation and bicycling options first on the webpage; the power of suggestion; establishing priorities; utilizing bike valets; bike parking in the area; in-kind staff time; required number of police officers; sanitation services; TOT tax generated; rental and production fees to host the event; supporting Culver City businesses; tax receipts for business uses; publicity for the City; coordination with the Centennial; banners; and pedestrian signage with direction to the downtown area.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. DETERMINE THE AMOUNT OF FINANCIAL ASSISTANCE TO BE $17,623.20, WHICH INCLUDES A WAIVER OF RENTAL, SPECIAL EVENT AND BANNER PERMIT FEES IN AN AMOUNT NOT TO EXCEED

$16,123.20 AND A CONTRIBUTION OF IN-KIND STAFF TIME IN THE AMOUNT OF $1,500 FOR ASSISTANCE IN THE PLANNING, PREPARATION AND/OR PROMOTING OF THE 2016 LA FILM FESTIVAL EVENT; AND

2. DESIGNATE THE "LA FILM FESTIVAL" AS A CITY-SPONSORED EVENT; AND

3. APPROVE A LICENSE AGREEMENT BETWEEN THE CITY AND FIND FOR THE USE OF CITY PUBLIC RIGHTS-OF-WAY AND PROPERTIES; AND

4. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

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

THAT THE SUCCESSOR AGENCY:

1. WAIVE PARCEL B RENTAL FEES IN AN AMOUNT NOT TO EXCEED $1,285.00; AND

2. APPROVE A LICENSE AGREEMENT BETWEEN THE CITY AND FIND FOR THE USE OF PARCEL B.

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Item A-1
(Out of Sequence)

CC:SA:HA:PA - (1) Presentation of the City Manager's/ Executive Director's Proposed Budget for Fiscal Year 2016/2017; Direction to the City Manager as Appropriate

Jeff Muir, Chief Financial Officer, provided a summary of the material of record and introduced Finance Department staff.

Discussion ensued between staff and Council Members regarding clarification on money set aside for the refurbishment of Veterans Auditorium; anticipated length of the meetings scheduled for May 16-17; the budget input box online; and availability of Council Member Sahli-Wells for the proposed adoption of the budget on June 27.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE REPORT.

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Item A-4

CC - (1) Discussion and Consideration of an Interview Process for 2016 Commission, Committee and Board Applicants; and (2) Direction to the City Manager as Deemed Appropriate

Discussion ensued between staff and Council Members regarding ways to proceed; questions for applicants; scheduling; the number of openings and reappointments; whether to vote during the interview process; length of the process; due diligence; consideration of appointments to Commissions vs. Committees; concern with fair treatment; those who apply for multiple positions; timing; adding transparency to the process; achieving a better result; length of time for questions; and grouping applicants together.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT THE CITY MANAGER TO HOLD A SPECIAL MEETING ON TUESDAY, MAY 31, 2016 AT 7:00 P.M. TO PROVIDE AN INTERVIEW OPPORTUNITY FOR APPLICANTS TO COMMISSIONS, COMMITTEES, AND BOARDS, WITH VOTING FOR THE POSITIONS TO OCCUR ON JUNE 13, 2016.

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Item A-5

CC - (1) Adoption of Resolutions and/or Motions appointing City Council Members/Staff Members to Various Outside Agency Boards City Council Subcommittees and Other Related Bodies; (2) Creation of the Los Angeles International Airport (LAX) Ad Hoc Subcommittee and if Created,

Appointment of Two Council Members Thereto; and (3) Dissolution of Subcommittees as Needed

Mayor Clarke asked that the appointment to the Westside Council of Governments be postponed.

Discussion ensued between staff and Council Members regarding making the appointment to the Westside Council of Governments now with the appointment to take effect after July 1, 2016; clarification regarding the City Selection Committee; establishing an ad hoc Legislative Review subcommittee to review policy statements; creation of an ad hoc subcommittee to review and update City Council policies; creation of an ad hoc Visioning subcommittee; providing a copy of City Council policies to new Council Members; and staff review and update of policies before submission to the ad hoc subcommittee.

Mayor Clarke received City Council consensus that Andrew Weissman continue to serve on the Oversight Board as the position does not require a City Council Member to serve.

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

1. ADOPT THE RESOLUTION APPOINTING MAYOR CLARKE AS DELEGATE AND VICE MAYOR COOPER AS ALTERNATE DELEGATE OF THE LOS ANGELES COUNTY CITY SELECTION COMMITTEE; AND,

2. APPOINT MAYOR CLARKE AS DELEGATE AND COUNCIL MEMBER SMALL AS ALTERNATE DELEGATE OF THE LEAGUE OF CALIFORNIA CITIES/LOS ANGELES COUNTY DIVISION; AND,

3. ADOPT THE RESOLUTION APPOINTING COUNCIL MEMBER ERIKSSON AS DELEGATE AND COUNCIL MEMBER SMALL AS ALTERNATE DELEGATE OF THE INDEPENDENT CITIES ASSOCIATION OF LOS ANGELES COUNTY; AND,

4. TAKE NO ACTION WITH REGARD TO THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA), WHICH WOULD ALLOW THE CURRENT REPRESENTATIVES TO CONTINUE TO SERVE ON THE ICRMA GOVERNING BOARD UNTIL THE CITY'S WITHDRAWAL: JEFF COOPER AS MEMBER; HUMAN RESOURCES DIRECTOR SERENA WRIGHT-BLACK AS ALTERNATE AND CLAIMS COORDINATOR RACHELLE ADKINS AS SUBSTITUTE ALTERNATE; AND,

5. ADOPT THE RESOLUTION APPOINTING MAYOR CLARKE AS DIRECTOR, AND VICE MAYOR COOPER AS ALTERNATE DIRECTOR, TO THE LOS ANGELES COUNTY SANITATION DISTRICT #5; AND,

6. MAINTAIN CURRENT REPRESENTATIVES MAYOR CLARKE AND VICE MAYOR COOPER TO THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) UNTIL JUNE 30, 2016 AND ADOPT THE RESOLUTION APPOINTING MAYOR CLARKE AS OFFICIAL REPRESENTATIVE AND COUNCIL MEMBER SAHLI-WELLS AS ALTERNATE REPRESENTATIVE TO SCAG; AND,

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

8. APPOINT COUNCIL MEMBER SAHLI-WELLS, AS REPRESENTATIVE TO THE GOVERNING BOARD; AND MAYOR CLARKE AS THE ALTERNATE REPRESENTATIVE TO THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS, EFFECTIVE JULY 1, 2016 SO THAT VICE MAYOR COOPER AND MAYOR CLARKE MAY COMPLETE FISCAL YEAR 2015-2016 AS REPRESENTATIVE AND ALTERNATE REPRESENTATIVE, RESPECTIVELY; AND,

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

10. APPOINT MAYOR CLARKE, AS REPRESENTATIVE AND COUNCIL MEMBER SAHLI-WELLS, AS THE ALTERNATE REPRESENTATIVE TO THE EXPOSITION LINE CONSTRUCTION AUTHORITY BOARD; AND,

11. APPOINT COUNCIL MEMBER SAHLI-WELLS, AS DIRECTOR AND COUNCIL MEMBER ERIKSSON, AS ALTERNATE DIRECTOR TO THE SOUTHERN CALIFORNIA CITIES JOINT POWERS CONSORTIUM; AND,

12. (1) CREATE THE LOS ANGELES INTERNATIONAL AIRPORT (LAX) AD HOC SUBCOMMITTEE; AND (2) APPOINT MAYOR CLARKE, AND COUNCIL MEMBER ERIKSSON, THERETO; AND,

13. ADOPT THE MOTION APPOINTING VICE MAYOR COOPER AND COUNCIL MEMBER SMALL, AS MEMBERS OF THE JOINT FINANCE AND JUDICIARY SUBCOMMITTEE; AND

14. ADOPT THE MOTION APPOINTING COUNCIL MEMBER SMALL, AS MEMBER OF THE TREASURER'S INVESTMENT SUBCOMMITTEE; AND,

15. ADOPT THE MOTION APPOINTING VICE MAYOR COOPER AND COUNCIL MEMBER SMALL, AS MEMBERS OF THE AUDIT, FINANCIAL PLANNING, AND BUDGET SUBCOMMITTEE; AND,

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

17. APPOINT COUNCIL MEMBER SAHLI-WELLS AND COUNCIL MEMBER SMALL TO THE CULVER CITY UNIFIED SCHOOL DISTRICT/CITY COUNCIL LIAISON SUBCOMMITTEE; AND,

18. APPOINT COUNCIL MEMBER SAHLI-WELLS, AND COUNCIL MEMBER ERIKSSON, TO THE SUSTAINABILITY SUBCOMMITTEE; AND,

19. APPOINT VICE MAYOR COOPER AND COUNCIL MEMBER SMALL, TO THE AD HOC TRAFFIC AND PARKING SUBCOMMITTEE; AND,

20. APPOINT MAYOR CLARKE AND COUNCIL MEMBER SAHLI-WELLS, TO THE REGIONAL OIL OPERATIONS SUBCOMMITTEE, WITH BOTH ALSO SERVING AS MEMBERS OF THE COMMUNITY ADVISORY PANEL (CAP) FOR THE LOS ANGELES COUNTY BALDWIN HILLS COMMUNITY STANDARDS DISTRICT, (MAYOR CLARKE SERVING AS ALTERNATE); AND,

21. (1) DISSOLVE THE AD HOC CHARTER REVIEW SUBCOMMITTEE; AND (2) APPOINT MAYOR CLARKE, AND VICE MAYOR COOPER, TO THE AD HOC CHARTER BALLOT MEASURES SUBCOMMITTEE; AND,

22. DISSOLVE THE AD HOC CAMPAIGN FINANCE ORDINANCE UPDATE SUBCOMMITTEE.

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Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

Jeremy Green, Deputy City Clerk, read written comments submitted by:

Eleanor Osgood
Rich Waters

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Items from Council Members

Council Member Sahli-Wells discussed Fair Practices Policy Commission Ethics Training regarding texting during meetings and she received consensus that the City Council investigate formulating a policy to address the issue.

Vice Mayor Cooper indicated that he did text at times during the meeting to address issues related to his day job but he was agreeable to having a discussion.

Council Member Sahli-Wells reported resident requests regarding when the Affordable Housing workshop discussing the role of the Landlord Tenant Mediation Board would occur and she asked that the discussion take place before school lets out.

Council Member Small reported similar resident requests.

Discussion ensued between Council Members regarding holding a stand-alone meeting to discuss the topic.

Vice Mayor Cooper discussed City events that create intrusion parking; enforcement; making visitors to the City feel welcome; and he suggested considering allowing parking on the streets in permit parking districts for special events.

Discussion ensued between staff and Council Members regarding consideration by the Parking and Traffic subcommittee; the ability to suspend regulations; designation of holidays; selective enforcement; noticing for temporary suspension of permit parking; film permits; communication strategies; residents who value their parking; and consideration of other options besides putting a vacation on parking restrictions.

Council Member Eriksson suggested that the sponsorship policy be included in the current budget.

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Adjournment

There being no further business, at 11:34 p.m., the City Council, Housing Authority Board, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Parking Authority and Redevelopment Financing Authority adjourned its meeting in memory of Sylvia Bernstein, mother of Civil Service Commissioner Vicki Daly Redholtz.

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Jeremy Green

~~Martin R. Cole~~ Jeremy Green
Deputy 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, Housing Authority Board, Redevelopment Financing Authority, and Culver City Parking Authority Board
Culver City, California

JIM B. CLARKE
MAYOR of Culver City, California and CHAIR of the Successor Agency to the Culver City Redevelopment Agency Board, Culver City Parking Authority, Redevelopment Financing Authority, and Culver City Housing Authority Board