REGULAR MEETING OF THE CITY COUNCIL CULVER CITY, CALIFORNIA

June 8, 2015
5:30 p.m.

Call to Order & Roll Call

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

Present: Micheál O'Leary, Mayor
Andrew Weissman, Vice Mayor
Jim B. Clarke, Council Member
Jeffrey Cooper, Council Member
Meghan Sahli-Wells, Council Member

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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: 9300 Culver Boulevard (Parcel B)
City and Successor Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager, and Murray Kane, City and Successor Agency Special Counsel
Other Parties Negotiators: Combined/Hudson 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

CS-2 Conference with Legal Counsel - Existing Litigation
Re: Karen Gibson-Roc et al. v. City of Culver City et al.
LASC Case No. BC 531502
Pursuant to Government Code Section 54956.9(d)(1)

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Reconvene

Mayor O'Leary reconvened the City Council meeting at 7:10 p.m. with all Council Members present.

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Report on Action Taken in Closed Session

Mayor O'Leary indicated nothing to report out of closed session.

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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 Michael Hamel.

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Presentations

Item P-1

Presentation by the Culver City Sister Committee, Inc. of Mayor Park Kyung-chul of Iksan City, Republic of Korea, Culver City's Sister City

Mayor Park Kyung-chul thanked Culver City for the special Sister City relationship; discussed the history of the relationship; thanked Mayor O'Leary and former Mayor Sahli-Wells; and he introduced his assistant who translated the remainder of his remarks regarding the visit of the Iksan students to Culver City, Council Member Clarke's visit to Iksan, changes in Iksan City since he has become Mayor, the growing relationship with Culver City and becoming global partners.

Mayor O'Leary thanked Mayor Park Kyung-chul for visiting Culver City; indicated that he also hoped to continue building the relationship between the cities; and he presented a gift for the City to the Mayor.

Martin Cole, Assistant City Manager/City Clerk, reported that Mayor O'Leary and the City Council had presented other gifts as well as the Key to the City to Mayor Park Kyung-chul earlier in the evening.

Council Member Sahli-Wells thanked the Sister City Committee for working to foster the 30 year relationship with Iksan City, South Korea.

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Community Announcements by City Council Members/ Information Items from Staff

Council Member Clarke announced that the Culver City Symphony Orchestra would be performing on June 13 at the Kirk Douglas Theatre.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT WHEN THE MEETING IS ADJOURNED THAT IT BE ADJOURNED IN MEMORY OF DAVID WEISSMAN, CAROL LEANNA, AND CINDY KIRSCHNER.

Council Member Sahli-Wells invited everyone to attend a Screening of *Losing the West* to benefit the Culver City Education Foundation on June 9 at the Kirk Douglas Theatre and the 62nd Annual Garden Club and Sale at the Teen Center on June 27-28; she reported that she and Council Member Clarke had attended a meeting with the Federal Aviation Administration regarding the redesign of the airspace above Culver City; the Environmental Impact Report is scheduled for release on June 10 with a public open house by the FAA on June 18 at The Proud Bird in Westchester; announced a celebration by the Culver City Disability Advisory Committee of the 25th Anniversary of the Americans with Disabilities Act on June 14 at the Culver City Senior Center; and she reported that the opening of the Expo line extension to Santa Monica is scheduled for March 2016.

Mayor O'Leary reported on a recent meeting with residents regarding improvements to Syd Kronenthal Park noting that issue would be discussed at the June 22 City Council meeting; discussed attending the Southern California Association of Governments Transportation Committee monthly meeting; and the Active Transportation Update.

Discussion ensued between staff and Council Members regarding the Syd Kronenthal Park agenda item scheduled for June 22; additional information; neighborhood input; submission of a site plan to the County; City Council direction from the June 2 meeting; potential funding sources for playground equipment at Syd Kronenthal Park; County authorization to utilize grant funding; options and assumptions presented to the City Council; clarification that the expenditure would only by triggered by County approval of their portion of the grant; cost estimates; and decisions to be made at the June 22 City Council meeting.

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Joint Public Comment - Items Not on the Agenda

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Sheila Ginsburg, Senior Center Member, reported alleged abuse at the Senior Center and requested an investigation, expressing concern with treatment by a specific employee, and the response by the City.

{Note by the City Clerk: Based upon prior, similar allegations made by Ms. Ginsburg, the City Manager had caused an investigation to be completed. Based upon that investigation, the City had concluded no further action needed to be taken.}

Kay Heineman thanked the City for the resurfacing of the parking lot at the Senior Center; discussed the relationship between the Senior Citizens Association and the City; and presented a check for $60,000 to the City.

Dr. Janet Hoult encouraged everyone to attend the Disability Film Festival on June 14; reported attending the third Architecture Talk at wHY Studios to benefit Cultural Affairs in the City; discussed the presentation to the Culver City Sister City Committee; and she read a poem of thanks to the Sister City Committee.

Shae Cunningham, Arts Earth Partnership, discussed efforts to create a Sustainable City Plan and a Sustainable Business Certification Program for Culver City indicating that she hoped to make a formal presentation to the City Council.

Discussion ensued between staff and Council Members regarding adding an agenda item to discuss the issue; the Sustainability Subcommittee; costs with implementing the program; and City Council consensus to send the matter through the Sustainability Subcommittee.

Stephen Murray, Culver City Alternate Representative to the LAX Community Noise Roundtable, reported that the FAA would release the draft environmental assessment on June 10; discussed the intent of the changes; workshops to discuss the changes; noted that information is available on the City website; and he indicated that he would return with additional information.

Discussion ensued between staff, Council Members and Mr. Murray regarding efforts to extend the public comment period; the Council Member request to FAA officials for a 60 day comment period; the project as redesigned over the City of Phoenix; and staff presence at the release of the draft environmental assessment on June 10.

Rich Kissel, Culver Crest Neighborhood Association, asked the City Council to defend the community against the noise pollution from the LAX flight expansion; discussed black carbon pollutants in the air; burning jet fuel; changes to flight patterns in the past year; and increased noise.

Council Member Sahli-Wells received City Council consensus that a formal letter of thanks be sent to the Senior Center Association.

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Receipt and Filing of Correspondence

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence received by the City Clerk's Office by 3:45 p.m. on items A-1 and A-2 had been distributed to Council Members and would become part of the public record.

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

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JOINT CONSENT CALENDAR

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE JOINT CONSENT CALENDAR ITEMS JC-1 THROUGH JC-4.

Item JC-1

JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY/PARKING AUTHORITY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: Approval of Minutes for the Special Consolidated Meetings of May 18, 2015 and Adjourned Special Consolidated Meetings of May 19, 2015

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE SPECIAL CONSOLIDATED MEETINGS OF MAY 18, 2015 AND ADJOURNED SPECIAL CONSOLIDATED MEETINGS OF MAY 19, 2015.

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Item JC-2

JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: Cash Disbursements for May 16, 2015 - May 29, 2015

THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR MAY 16, 2015 - MAY 29, 2015.

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Item JC-3

JOINT CITY COUNCIL/SUCCESSOR AGENCY BOARD AGENDA ITEM: Adoption of Respective Resolutions Authorizing Designated Representatives to Deposit and Withdraw Funds as Well as Make Account Changes with the State Local Agency Investment Fund on Behalf of Culver City and the Successor Agency to the Culver City Redevelopment Agency

THAT THE CITY COUNCIL ADOPT THE RESOLUTION AUTHORIZING DESIGNATED REPRESENTATIVES TO DEPOSIT AND WITHDRAW FUNDS, AS WELL AS MAKE ACCOUNT CHANGES, WITH THE STATE LOCAL AGENCY INVESTMENT FUND.

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Item JC-4

JOINT CITY COUNCIL AND SUCCESSOR AGENCY BOARD AGENDA ITEM: (1) Waiver of Formal Bidding Procedures; and (2) Approval

of a Fourth Amendment to the Agreement with Modern Parking, Inc. for Parking Management Services Extending the Term of the Agreement to January 31, 2016 at the Cardiff, Ince, and Watseka Parking Structures and at the Venice and Virginia Parking Lots in an Amount Not-to-Exceed $415,656

THAT THE CITY COUNCIL:

1. PURSUANT TO SECTION 3.07.075.E.3, WAIVE THE FORMAL BIDDING PROCEDURES SET FORTH IN SECTION 3.07.075; AND,

2. APPROVE A FOURTH AMENDMENT TO THE MODERN PARKING INC. AGREEMENT EXTENDING ITS TERM FOR SIX MONTHS FOR PARKING MANAGEMENT SERVICES EXTENDING THE TERM OF THE AGREEMENT TO JANUARY 31, 2016 AT THE CARDIFF, INCE, AND WATSEKA PARKING STRUCTURES AND THE VENICE AND VIRGINIA PARKING LOTS IN AN AMOUNT NOT-TO-EXCEED $415,656; AND

3. AUTHORIZE THE CITY ATTORNEY/SUCCESSOR AGENCY GENERAL COUNSEL TO PREPARE THE NECESSARY DOCUMENTS; AND

4. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND THE SUCCESSOR AGENCY.

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CONSENT CALENDAR

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2 AND C-4 THROUGH C-7.

Item C-1

Meeting Minutes

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE REGULAR MEETING OF MAY 26, 2015.

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Item C-2

(1) Waiver of Formal Bidding Procedures; and (2) Approval of

a Professional Services Agreement with Monica Bradley, R.N., M.I.C.N. Nurse Educator, for a Term of Five Years Ending on June 30, 2020 to Provide Continuing Education and Conduct Quality Improvement (QI) Activities for the Fire Department in an Amount Not-to-Exceed $100,620 per Year

THAT THE CITY COUNCIL:

1) PURSUANT TO SECTION 3.07.075.E.3, WAIVE THE FORMAL BIDDING PROCEDURES SET FORTH IN SECTION 3.07.075; AND,

2) APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MONICA BRADLEY, R.N., M.I.C.N. FOR A FIVE YEAR TERM ENDING ON JUNE 30, 2020 TO PROVIDE EMS CONTINUING EDUCATION, QUALITY IMPROVEMENT ACTIVITIES, AND OTHER RELATED PARAMEDIC PROGRAM SUPPORT IN AN AMOUNT NOT TO EXCEED $100,620 PER YEAR; 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
(Out of Sequence)

Approval of an Amendment to a Support and Maintenance Contract with Konica Minolta (1) for an Additional $8,000 (for a Total Contract of $38,000) and (2) With an Authorization to Renew the Contract for Two (2) Additional One Year Periods with a Contract Increase Not to Exceed 10% Each Year, Subject to the Approval of the City Manager

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE ANNUAL SUPPORT AND MAINTENANCE CONTRACT WITH KONICA MINOLTA FOR AN ADDITIONAL $8,000 (FOR A REVISED TOTAL AMOUNT NOT TO EXCEED $38,000) FOR THE CURRENT FISCAL YEAR (FY14-15) AND APPROVE RENEWING THE AGREEMENT IN FY15-16 FOR AN AMOUNT NOT TO EXCEED $41,800 AND FY16-17 FOR AN AMOUNT NOT TO EXCEED $45,980, SUBJECT TO THE APPROVAL OF THE CITY MANAGER; 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-5

Authorization of the Submittal of Enhanced Watershed Management Program Plans for the Ballona Creek and Marina Del Rey Harbor Watersheds to the Los Angeles Regional Water Quality Control Board

THAT THE CITY COUNCIL: AUTHORIZE THE SUBMITTAL OF THE ENHANCED WATERSHED MANAGEMENT PROGRAM PLANS FOR THE BALLONA CREEK AND MARINA DEL REY HARBOR WATERSHEDS TO THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD.

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Item C-6

Adoption of a Resolution Authorizing the City Manager to Submit an Application for 2015 Countywide Competitive Grant Program Funds under the Santa Monica Bay Category from the Los Angeles County Regional Park and Open Space District in the Amount of $839,102

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR 2015 COMPETITIVE GRANT PROGRAM FUNDS UNDER THE SANTA MONICA BAY CATEGORY FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT IN THE AMOUNT OF $839,102.

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Item C-7

Adoption of a Resolution Authorizing Staff to Submit Applications to June 30, 2016 for Grant Funding Associated with the Purchase of Alternative Fuel Vehicles and Other Emission Control Technologies

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE SUBMITTAL OF GRANT APPLICATIONS AND ACCEPTANCE OF SUCH APPROVED FUNDING MADE AVAILABLE BY THE AQMD AND THE MSRC TO JUNE 30, 2016 FOR THE PURCHASE OF ALTERNATIVE FUEL VEHICLES

AND OTHER EMISSION CONTROL TECHNOLOGIES.

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Item C-3
(Out of Sequence)

Approval of a Memorandum of Understanding Between the City of Culver City and the City of Los Angeles for Culver City to Manage and Enforce Culver City's Residential Parking Regulations and Restrictions on the Segment of Atlantic Avenue Located in the City of Los Angeles

Mayor O'Leary invited public input.

The following member of the audience addressed the City Council:

Jonathan Bailin discussed the permit parking program; cooperation between Los Angeles and Culver City; he read thanks into the record for both cities for their efforts to improve parking and safety; discussed his efforts to protect renters in the area; parking issues; problems facing Atlantic Avenue; the need for a moratorium on the development of new, multi-story residential housing; and he discussed issues with outdated processes for traffic studies and parking.

Council Member Sahli-Wells congratulated staff on achieving the goal and acknowledged the difficulty of coordinating with other cities.

Discussion ensued between staff, Council Members and Mr. Bailin regarding safety issues; boundaries and emergency response; and routing of calls.

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

1) APPROVE AN MOU BETWEEN THE CITY OF CULVER CITY AND THE CITY OF LOS ANGELES; 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-8

Adoption of a Resolution: (1) Declaring the City Council's Intention to Grant a Franchise to Crimson California Pipeline, L.P. for the Operation of Existing Pipelines Located in the Public Rights-of-Way for the Transportation of Oil or Products Thereof Pursuant to Certain Terms and Conditions upon which Such Franchise is Proposed to be Granted; and, (2) Setting the Date, Time, and Place for the Public Hearing at which any Person May Appear Before the City Council and be Heard to be July 27, 2015 at 7:00 PM in the Mike Balkman Council Chambers

Council Member Sahli-Wells thanked Assistant City Manager/City Clerk Martin Cole for his hard work on the issue; discussed a similar franchise in Santa Monica; the Santa Monica agreement; notification requirements; changing the word "reasonably" to "immediately"; the recent oil spill in Santa Barbara; and emergencies.

David Blakesly, Crimson Pipeline, discussed Federal and State notification for spill events; the National Response Center; best accommodating the emergency response; and the emergency response plan.

Further discussion ensued between staff and Council Members regarding other pipelines beneath Culver City; All American Pipeline; different levels of regulation; the Public Utilities Code of California; issues that are negotiable; provisions of the franchise set by state law; a request that regulators increase inspections of pipelines; the main regulator of safety; contact with the Culver City Fire Department; and the Santa Monica franchise.

Council Member Clarke received clarification from Mr. Blakesly regarding the life expectancy for pipelines.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION: (1) DECLARING THE CITY COUNCIL'S INTENTION TO GRANT A FRANCHISE TO CRIMSON CALIFORNIA PIPELINE, L.P. (PROPOSED CRIMSON FRANCHISE) FOR THE OPERATION OF EXISTING PIPELINES LOCATED IN THE PUBLIC RIGHTS-OF-WAY FOR

THE TRANSPORTATION OF OIL OR PRODUCTS THEREOF PURSUANT TO CERTAIN TERMS AND CONDITIONS UPON WHICH SUCH FRANCHISE IS PROPOSED TO BE GRANTED; AND, (2) SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARING AT WHICH ANY PERSON MAY APPEAR BEFORE THE CITY COUNCIL AND BE HEARD TO BE JULY 27, 2015 AT 7:00 PM IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2015/2016

Martin Cole, Assistant City Manager/City Clerk, reported that the Public Hearings were required by law and minutes would reflect the minimum number of motions as required by law.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICES.

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

Mayor O'Leary invited public participation.

No speakers came forward and no cards were received.

Martin Cole, Assistant City Manager/City Clerk, reported that a majority protest did not exist.

MOVED BY COUNCIL MEMBER COOPER, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2015/2016.

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Item PH-2

Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2015/2016

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICES.

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

Mayor O'Leary invited public participation.

No speakers came forward and no cards were received.

Martin Cole, Assistant City Manager/City Clerk, reported that a majority protest did not exist.

MOVED BY COUNCIL MEMBER COOPER, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2015/2016.

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Item PH-3

Adoption of a Resolution Confirming and Levying the Assessment for the Higuera Street Landscape and Lighting Assessment District for Fiscal Year 2015/2016

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICES.

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

Mayor O'Leary invited public participation.

No speakers came forward and no cards were received.

Martin Cole, Assistant City Manager/City Clerk, reported that a majority protest did not exist.

MOVED BY COUNCIL MEMBER COOPER, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT LEVY FOR THE HIGUERA STREET LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2015/2016.

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Item PH-4

Adoption of a Resolution Confirming and Levying the Assessment for Landscaping Maintenance District No. 1 for Fiscal Year 2015/2016

Council Member Cooper recused himself and exited the dais.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	CLARKE, O'LEARY, SAHLI-WELLS, WEISSMAN
NOES:	NONE
RECUSED:	COOPER

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL

MEMBER CLARKE THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, O'LEARY, SAHLI-WELLS, WEISSMAN
NOES: NONE
RECUSED: COOPER

Mayor O'Leary invited public participation.

No speakers came forward and no cards were received.

Martin Cole, Assistant City Manager/City Clerk, reported that a majority protest did not exist.

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, O'LEARY, SAHLI-WELLS, WEISSMAN
NOES: NONE
RECUSED: COOPER

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPE MAINTENANCE DISTRICT #1 FOR FISCAL YEAR 2015/2016. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, O'LEARY, SAHLI-WELLS, WEISSMAN
NOES: NONE
RECUSED: COOPER

Council Member Cooper returned to the dais.

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Item PH-5

Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Sewer User's Service Charge for Fiscal Year 2015/2016

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICES.

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

Mayor O'Leary invited public participation.

No speakers came forward and no cards were received.

Martin Cole, Assistant City Manager/City Clerk, reported that a majority protest did not exist.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY OF THE SEWER USER’S SERVICE CHARGE FOR FISCAL YEAR 2015/2016.

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Joint Action Items

Item J-1

JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/PARKING AUTHORITY AGENDA ITEM: Public Comment and Input for the Proposed Budget for Fiscal Year 2015/2016

Martin Cole, Assistant City Manager/City Clerk, reported that the Chief Financial Officer had provided adjustments to the City Council that were made a part of the public record.

Mayor O'Leary invited public participation.

No cards were received and no speakers came forward.

Discussion ensued between Council Members regarding the purpose of the item to receive public comment; consideration of the budget by the City Council for the previous month; clarification that the final vote on the budget would be taken on June 22; availability of the budget for review; ways for the public to provide comments on the budget; and the assumption that since there is no public comment that the public supports the budget.

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Action Items

Item A-1

(1) Discussion of the Subject of Large Single Family Developments ("Mansionization") in the City and (2) Direction to the City Manager Related Thereto

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

Discussion ensued between staff and Council Members regarding new single family dwellings vs. additions; the 3,000 square foot category; and criteria to determine whether something is an addition.

Mayor O'Leary invited public participation.

The following members of the audience addressed the City Council:

Ross Hawkins discussed recent construction of a two-story building behind his driveway; privacy issues; proximity to his property line; notice of construction; and he questioned why a building characterized as a storage facility had picture windows.

Janet Hoult presented a picture of a large building being constructed in her neighborhood; read a poem regarding development of oversized buildings in the City; and she wanted to see the building codes changed to limit the building of oversized homes that are out of character with the neighborhood.

Iain Gulin provided a slide show illustrating changes to square footage of new single family homes; discussed other areas in the region that have successfully fought mansionization; and he requested a moratorium while the issue is being evaluated.

Vicky Fite distributed photographs of development taking place next door to her home; expressed concern with damage being caused to the neighbors by the issuance of permits for oversized homes; reported submitting photographs to the City but receiving no response; she suggested that too big is if the building infringes upon the neighbor's property; and she reported numerous instances of the construction overflowing onto her property.

Steve Newton expressed concern with losing the character of the City and the loss of privacy and light; discussed expanding his 1,000 square foot home; he read an excerpt of information that the Planning Department provides to those interested in expanding R-1, R-2 and R-3 lots; and he noted that recent developments did not appear to adhere to the stated goals of maintaining the character of existing neighborhoods.

DiAnn Davis spoke in favor of the proposed two-year moratorium on mansionization as other area cities have done; updating codes; and enforcing those codes already in place.

Marla Koosed questioned what Culver City building codes were in the 1940s and the original goals; discussed factors to consider when making zoning changes; sustainability; affordability; maintaining housing stock; issues with speculative home building; natural light; building size to lot ratio; and establishing a more restrictive design standard similar to what Beverly Hills and West Hollywood have.

Jeanine Wisnosky Stehlin expressed support for allowing people to improve their homes for their families; questioned the use of the word mansionization; urged the City Council not to instate a moratorium; discussed home design; individual expression; character of the neighborhoods; preserving the quality of homes; expressed concern with stricter building codes; suggested making new homes earthquake proof; expressed concern with the fiscal analysis; wanted to see more people moving to Culver City; and she felt that people were improving their homes by expanding them.

Troy Jackson was opposed to a moratorium or extreme standards that would replace the time tested standards and wipe out by right entitlements; he suggested that a one size fits all solution would not be appropriate; discussed other areas where standards have been put in place; and he felt that each neighborhood is different and requires different consideration.

Steve Rose expressed opposition to a moratorium on construction; he supported challenging unconventional thinking and looking forward; and he did not want to see the City take a step backward out of fear.

Rich Kissel reported that the Los Angeles Association of Realtors had taken a neutral stance on this subject; discussed traditional post-war housing; the new designs for today's lifestyle; and concern with blocking the wheels of progress.

Tyson Sayles spoke against the moratorium; the highly regulated world; a new regulatory process involving discretion or conditions of approval; adding uncertainty to an already difficult process; he discussed making improvements to homes; he supported well-defined regulations that may make it more clear to lessen the impacts of neighbors; he opposed legislation of how big or small spaces should be; he encouraged basements; and he opposed imposing on homeowners property rights or a moratorium that could hurt property values.

Marilyn Russell discussed development in her area; changing the character of the neighborhood; effects to the neighbors; impacts on view, light and privacy; she asked that height and proximity to the neighbors be considered as well as how many buildings can be put where one building used to be; and she asked that the character of the City be preserved.

Arthur Russell discussed houses in the neighborhood; development across the street in Mar Vista; impacts to the neighbors; regulations that correlate to lot size; remodeling within regulations; and he acknowledged that neighborhoods needed to grow and change but he felt it should take place within the character of the neighborhood.

Kas McKinney expressed opposition to a moratorium or additional rules and regulations; she shared her experience trying to remodel; provided photographs of remodeled homes and homes that she felt were a fire hazard; she felt that there is a two-tiered system; and noted that the house that is the problem did not abide by the setbacks.

Kevin Lachoff discussed a previous review in the 1990s; he felt that a moratorium would be overreaching; discussed the effects of a moratorium on local businesses; allowing residents the chance to increase the size of their homes; and he expressed concern with curtailing economic growth.

Habib Sissoko discussed the size of his home; felt that the issue should be tied to sustainability; and he asked about the report regarding Floor Area Ratio and light studies.

Jeremy Green, Management Analyst, read written comments submitted by:

Pat Davis
J. Marvin Campbell
Ken and Jane Niles

Mayor O'Leary indicated that all correspondence received had become part of the public record and distributed to Council Members.

Staff responded to public comment regarding the storage structure discussed by Ross Hawkins; required set backs; notification; abutting property owners; state regulations regarding landscaping; state guidelines; and air and light studies.

Discussion ensued between staff and Council Members regarding light issues; a recent vote on smoking in multi-family developments; imposing restrictions when neighbors are affected; effects to others when home sizes are significantly increased; the neighborhood design guidelines process; regulating taste; the freedom to improve your home; diversity of neighborhoods; prevailing conditions; the proper balance; impacts to neighbors; and the importance of affordability.

Council Member Sahli-Wells moved to enact a moratorium.

Further discussion ensued between staff and Council Members regarding appreciation for resident input; concern with those who build the largest possible size home on a lot; demolishing smaller, older homes; changing the character of neighborhoods; the importance of reasonableness and balance; allowing reasonable development; recognizing that some existing housing stock is not practical or desirable; expanding families; flexibility in designing a home; aesthetic preferences; the need for more restrictive design standards; whether a moratorium is warranted; the definition of oversized; protecting the rights of homeowners; engaging the community and the Planning Commission in the process; reducing building mass, creating building articulation, tiering, and promoting neighborhood compatibility; light, air and solar protection; encouragement to staff to have the

Planning Commission review the matter and consider changes to the code as expeditiously as possible; the affordable housing supply in the City; privacy; shading; investors and spec. housing; requiring that those who want to remodel have to live in the house to prevent house flipping; housing stock for Millennials; schools in the City; enacting a 45-day moratorium; the recent moratorium on massage parlors; research and data presented; clarification that staff needs more than 45 days to do the proper research; impacts to Carlson Park; placing a moratorium on specific areas in the City; concern with changing the rules of the game; determining a reasonable time frame for consideration; other communities that have enacted moratoriums; a race to initiate projects while the issue is being considered; keeping the City Council and public apprised of building activity; and analysis of developments over 3,000 square feet.

Council Member Sahli-Wells read written comments submitted by Anne Lefty.

Further discussion ensued between staff and Council Members regarding how soon a moratorium can be enacted if there is a spike in development; projects already in the pipeline; vesting; the permit process; different thresholds; and flexibility in the definition of what is considered to be in the pipeline.

The motion by Council Member Sahli-Wells died for lack of a second.

{Note from the City Clerk: Based upon the above discussion, staff will work with the Planning Commission to expeditiously bring a recommendation to the City Council. This process will involve opportunity for community input.}

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Item A-2

Discussion of the Proposed Municipal Fiber Network and Provide Direction to the City Manager as Deemed Appropriate

Michele Williams, Chief Information Officer, provided a summary of the material of record.

Mayor O'Leary invited public input.

The following members of the audience addressed the City Council:

Rich Kissel expressed support for the project and encouraged the inclusion of schools.

Steve Rose, President/CEO of the Culver City Chamber of Commerce, reported that the Chamber supported the project.

Jason Siegel, Mox Networks, discussed the time frame for project completion.

Discussion ensued between staff and Council Members regarding support for the project; economic benefits to the City; Internet service in other countries; and appreciation to staff for their efforts and foresight.

MOVED BY MAYOR O'LEARY, SECONDED BY COUNCIL MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT THE CITY MANAGER TO CONDUCT THE APPROPRIATE LEVEL OF INITIAL ENVIRONMENTAL REVIEW (INCLUDING THE PREPARATION OF A PROPOSED AGREEMENT WITH A DULY QUALIFIED CONSULTANT, IF NECESSARY); ENTER INTO FORMAL NEGOTIATIONS WITH MOX NETWORKS FOR ENGINEERING, DESIGN, CONSTRUCTION MANAGEMENT, BUSINESS DEVELOPMENT/PLANNING, OPERATIONS AND MAINTENANCE; AND PREPARE A DETAILED FINANCIAL ANALYSIS FOR THE CONSTRUCTION AND ONGOING MAINTENANCE FOR THE MUNICIPAL FIBER NETWORK PROJECT.

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Public Comment - Items Not on the Agenda

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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Items from the City Council

None.

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Adjournment

There being no further business, at 10:26 p.m., the City Council adjourned its meeting in memory of David Weisman, Carol Layana, and Cindy Kershner to Monday, June 22, 2015 at 7:00 p.m.

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Martin R. Cole

Martin R. Cole
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council
Culver City, California

Micheál O'Leary

MICHEÁL O'LEARY
MAYOR of Culver City, California