

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

November 14, 2016
5:30 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order
at 5:30 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: Negotiation of Real Property for Easement Purposes at
8450 Higuera Street and 6001 Jefferson Boulevard, Culver
City, CA
City Negotiators: John Nachbar, City Manager; Charles
Herbertson, Public Works Director
Other Parties Negotiators: Richard Solomon (8450 Higuera
Street), To Be Determined (6001 Jefferson Boulevard)
Under Negotiation: Both Price and Terms
Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators

Re: 8824 National Boulevard - Ivy Station
City Negotiators: John Nachbar, City Manager; Sol
Blumenfeld, Community Development Director; Murray Kane,
Kane Ballmer and Berkman; Todd Mooney, Kane Ballmer and
Berkman
Other Parties Negotiators: Los Angeles County Metropolitan
Transit Authority (LACMTA); Culver Station, LLC
(Developer)
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-3 Public Employee Performance Evaluation
Title: City Manager
Pursuant to Government Code Section 54957

CS-4 Conference with Real Property Negotiators
Re: 9300 Culver Boulevard Robertson Boulevard
City Negotiators: John Nachbar, City Manager; Sol
Blumenfeld, Community Development Director; Murray Kane,
Kane Ballmer and Berkman
Other Parties Negotiators: Combined/Hudson 9300 LLC,
Hackman Capital Partners, 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 Clarke reconvened the City Council and convened the
Culver City Housing Authority Board, Culver City Parking
Authority Board, and the Successor Agency to the Culver
City Redevelopment Agency Board at 7:01 p.m. with all
Members present.

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Recognition Presentation

Item R-1

**CC - Presentation of Certificates of Recognition to Family
Self Sufficiency Program Graduate Yolanda Yearn**

Mayor Clarke presented a Certificate of Recognition to Family Self Sufficiency Program Graduate Yolanda Yearns.

Yolanda Yearns thanked staff and the City for their support noting that she works with the School District.

Tevis Barnes, Housing Administrator, congratulated Ms. Yearns.

Christine Stoffers, Family Self Sufficiency Program Administrator, presented flowers and a check for \$5,000 to Ms. Yearns.

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Invocation/Pledge of Allegiance

City Manager John Nachbar led the invocation and the Pledge of Allegiance was led by David Voncannon.

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Report on Action Taken in Closed Session

Mayor Clarke reported that no action had been taken in Closed Session.

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Community Announcements by City Council Members/ Information Items from Staff

Jeremy Green, Deputy City Clerk, reported a request to speak on a Closed Session item that came in after the fact; discussed unofficial results of the election noting that Measure CW passed, Measure CA failed, Measure CB passed, and Measure CD passed; discussed turn out; and she reported that the results would be certified on December 2 and approved by the Board of Supervisors on December 6.

Charles Herbertson, Public Works Director, introduced new Programs and Operations Manager, Kim Braun and he discussed her background and responsibilities.

Kim Braun, Programs and Operations Manager, expressed excitement about implementing new programs.

Charles Herbertson, Public Works Director, reported that the City had received a Cool Planet Honorable Mention from the Climate Registry, and he discussed the City's standing in the Energy Partnership Program.

Council Member Eriksson reported growing a moustache for Movember to highlight men's health issues.

Vice Mayor Cooper asked that the City Council agendize a discussion about parking permits and programs for businesses on Washington Boulevard that do not have enough parking for customers.

Council Member Sahli-Wells expressed appreciation for the passage of Measure CW and important measures in the County to improve transportation, invest in the communities and help the homeless; she discussed the national election results; the importance of diversity; the resolution passed in support of the Muslim community and anti-hatred and persecution that could take away rights of citizens; and the safety pin campaign.

Mayor Clarke congratulated the Culver City High School Girls Volleyball team as winners of the CIF Southern California sectional; he noted the importance of working to make sure that cities are not short-changed with the new administration; discussed generators of economic development in the cities; he reported attending Mayor Garcetti's speech after the passage of Measure M noting that Culver City anticipated additional revenue that will help the City meet infrastructure needs; and he thanked the voters for the passage of Measure CW.

Vice Mayor Cooper announced the 85th anniversary celebration for Petrelli's Steakhouse.

Mayor Clarke asked that the City Council agendize an expanded discussion of a Styrofoam ban on December 12 to include consideration of other additional measures to reduce the environmental impacts of Styrofoam and polystyrene and to agendize a discussion of ratifying the participation of the City in the Culver City Compact.

Council Member Small reported that his wife's purse had been stolen and the suspects had been caught; he thanked the Police Department and neighbors for their response to

the incident; and he read an article from the New Yorker by George Packer on democracy noting the importance of local politics.

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Presentations

Item P-1

Introduction of new West Los Angeles College President, Dr. James Limbaugh

Mayor Clarke introduced Dr. James Limbaugh, the new President of West Los Angeles College.

Dr. James Limbaugh reported that he had been serving as President of West Los Angeles College since October; the College is one of the fastest growing community colleges in the state; he discussed the accreditation of the baccalaureate program in dental hygiene; recognition of their quarterback; impacts of the election on the students; undocumented students; diversity and demographics; and he discussed the first meeting of the Culver City/West Los Angeles College Liaison Committee.

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Item P-2

Presentation from the Culver City Committee on Homelessness of a Report on the Los Angeles County Homelessness Initiative

Karlo Silbiger, Committee on Homelessness, provided an overview of what the Committee has done related to the Los Angeles County Initiative on Homelessness; he discussed plans approved by the Committee for the next year; presentations on how to move forward to address homelessness; strategies; how other cities are handling the issue; County resources; support for homeless families at Culver City High School; St. Joseph's Center; the Rapid Rehousing program; and how to proceed through many phases over several years.

Alex Fisch, Committee on Homelessness, provided an overview of the County Homeless Initiative; discussed

preventing homelessness; subsidized housing; increased incomes; case management and services; creating a coordinated system; increasing affordable and homeless housing; opportunities for the City to partner with the County; leveraging small amounts of City funds to get big benefits; directing resources to proven strategies; laying a foundation for the future; integrating existing systems and services effectively; preventing homelessness for families; providing subsidized housing for those pursuing Supplemental Social Security Income; expanding Rapid Rehousing; allocating existing homeless choice vouchers to permanent supportive housing; increasing employment opportunities; first responder training for best practices in dealing with the homeless; decriminalizing homelessness; promoting regional coordination; and cities that have signed a resolution indicating interest in collaborating with the County.

Discussion ensued between staff, the speakers and Council Members regarding agreement to discuss consideration and adoption of the resolution; staff agreement to provide the sample resolution to Council Members; giving 50% of the housing turnover vouchers to the homeless; the County schedule; the Social Enterprise System; a suggested decriminalization policy coming forward in January; working to keep restrooms open; Rapid Rehousing; first responder training; more frequent updates from the Committee; presentation of the proposals; rental subsidies; changes to the policy for turnover vouchers; a suggestion to schedule a joint session with the Committee; the Annual Homeless Count in January; the Community Conversation on Affordable Housing; data from the County and input from the community; strategies for homeless individuals that want to remain homeless; the homeless population in Los Angeles; the Culver Needs Committee; the number of homeless children in the School District; the online process to open up the Section 8 waiting list on November 18-19; and outreach.

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Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Donna LeBlanc discussed notification for the item regarding the bridge; concern that she had been told she was too late to speak; and concern with removal of the barrier on the bridge.

Discussion ensued between staff, Council Members and the speaker regarding clarification that the item number indicated on the speaker card was a Closed Session item, but the bridge is set to be discussed under item A-2; notification; evaluation of traffic after the closure of the bridge; City Council consideration if a change to the recommendation is proposed; posting of the agenda; having Ms. LeBlanc act as neighborhood liaison; appreciation for the additional patrols; and the Visioning Process.

Jeremy Green, Deputy City Clerk, read a written comment submitted by:

Dr. Janet Hoult

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Receipt and Filing of Correspondence

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON NOVEMBER 14, 2016.

Jeremy Green, Deputy City Clerk, reported that one piece of correspondence had been received from Jim Lamm for item A-2.

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Order of the Agenda

No changes were made at this time.

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Consent Calendar

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4 AND C-6

THROUGH C-8.

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 15, 2016 - NOVEMBER 4, 2016.

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Item C-2

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

Council Member Sahli-Wells noted that several typographical errors had been corrected in the minutes.

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING OF OCTOBER 24, 2016.

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Item C-3

CC - (1) Approval of an Agreement with Ace Fence Company in an Amount Not-to-Exceed \$54,900.00 for the Replacement of Damaged Plastic Block Walls at Four City-Owned Parks; and (2) Authorize \$5,490.00 in Contingency Authority for the Public Works Director/City Engineer

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH ACE FENCE COMPANY IN AN AMOUNT NOT-TO-EXCEED \$54,900.00 FOR THE REPLACEMENT OF DAMAGED GLASS BLOCK WALLS AT FOUR CITY-OWNED PARKS; AND,
2. AUTHORIZE \$5,490.00 IN CONTINGENCY AUTHORITY FOR THE PUBLIC WORKS DIRECTOR/CITY ENGINEER: 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 - Approval of an Extra Work Change Order to the Existing Contract with Aldridge Electric Inc. in the Amount of \$167,890 for the Construction of the Traffic Monitoring CCTV System Gap Closure Project, PL-004

THAT THE CITY COUNCIL:

1. APPROVE THE EXTRA WORK CHANGE ORDER IN THE AMOUNT OF \$167,890 (IN ADDITION TO THE ORIGINAL \$250,000 CHANGE ORDER AUTHORITY) TO THE EXISTING CONTRACT WITH ALDRIDGE ELECTRIC INC. FOR THE CONSTRUCTION OF THE TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE EXTRA WORK CHANGE ORDER ON BEHALF OF THE CITY.

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Item C-6

CC - Approval of a Resolution Authorizing an Extension of Time for the Levy and Collection of the 2017 Culver City Arts District Business Improvement District Assessments

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING AN EXTENSION OF TIME FOR THE LEVY AND COLLECTION OF THE 2017 CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENTS.

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Item C-7

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner for Use of the Public Right-of-Way near 8884 Venice Boulevard

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER FOR 89 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 8884 VENICE 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-8

CC - Adoption of a Resolution Approving an Encroachment Agreement with XO Communications for Use of the Public Right-of-Way near 5701 Buckingham Parkway

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH XO COMMUNICATIONS FOR 1,565 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 5701 BUCKINGHAM PARKWAY;
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-5
(Out of Sequence)

CC - (1) Review and Approval of the Downtown Culver City Business Improvement District Advisory Board's Annual Work Program and Budget; and (2) Adoption of a Resolution of Intent to Conduct a Public Hearing on December 12, 2016 to Consider Levy of the Downtown Business Improvement District Assessment for 2017

Vice Mayor Cooper questioned what was being done to collect outstanding funds in the Business Improvement

District.

Eric Sims, Downtown Business Association (DBA), discussed use of a collection agency; delinquent debts; collection efforts; and those who benefit from the DBA but do not pay.

Discussion ensued between staff, Council Members and Mr. Sims regarding business licenses; the management agreement with the Downtown Business Association; clarification that the City is always paid in full; coordination with the Finance Director; legal ramifications to withholding business license renewal; maintenance around the trash compactors; and changes to laws regarding green waste and food waste.

THAT THE CITY COUNCIL:

1. APPROVE THE BID ADVISORY BOARD'S 2017 ANNUAL REPORT AS FILED WITH THE CITY CLERK; AND,
2. ADOPT A RESOLUTION OF INTENTION SETTING DECEMBER 12, 2016, AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE CONTINUATION OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2017.

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Item C-9
(Out of Sequence)

CC - Adoption of a Resolution Authorizing an Application to the SCAG Sustainability Planning Grants Program for Bicycle & Pedestrian Master Plan Corridor Studies

Mayor Clarke asked what was being done to solicit community letters and support for this application.

Discussion ensued between staff and Council Members regarding specific agencies that the grant gives credit for; requested letters of support; and the maximum number of points in the component for the grant.

THAT THE CITY COUNCIL:

ADOPT A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT FUNDS THROUGH THE SCAG

SUSTAINABILITY PLANNING GRANTS PROGRAM FOR THE PURPOSES OF
A COMPREHENSIVE UPDATE TO THE CULVER CITY BICYCLE &
PEDESTRIAN MASTER PLAN AND RELATED CORRIDOR STUDIES.

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Item C-10

**CC - Approval of a Purchase Order with Commline Inc. for
the Purchase of 50 Body Worn Cameras with Warranty Package
and 15 Secondary Cameras with Warranty Package, in an
Amount Not-to-Exceed \$67,475.43**

Council Member Sahli-Wells expressed pride in the efforts
of the Police Department to provide transparency; she
received clarification that verbiage would be added to
note that transparency is provided to deepen the public
trust; and she questioned when the City Council would be
able to see the policy for use of the data.

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH COMMLINE INC. FOR THE
PURCHASE OF 50 BODY WORN CAMERAS WITH WARRANTY PACKAGE AND
15 SECONDARY CAMERAS WITH WARRANTY PACKAGE, IN AN AMOUNT
NOT-TO-EXCEED \$67,475.43; AND
2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE
ORDER.

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Item C-12
(Out of Sequence)

**CC - Approval of Purchase Order with (1) Adamson Police
Products for the Purchase of 100 LWRC Patrol Carbine
Rifles in an Amount Not-to-Exceed \$175,124.80; and (2)
Botach Inc for the Purchase of 103 Red Dot Optical Sights,
103 Tactical Lights, and 103 Rifle Cases in an Amount Not-
To-Exceed \$54,005.97**

Mayor Clarke received clarification as to why the City
needs the rifles; what their purpose is; the reasoning for
issuing officers and sergeants their own rifles; the use
of force policy; and use of the rifles that are being
replaced.

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH ADAMSON POLICE PRODUCTS FOR THE PURCHASE OF 100 LWRC PATROL CARBINE RIFLES IN AN AMOUNT NOT-TO-EXCEED \$175,124.80;
2. APPROVE A PURCHASE ORDER WITH BOTACH INC FOR THE PURCHASE OF 103 RED DOT OPTICAL SIGHTS, 103 TACTICAL LIGHTS, AND 103 RIFLE CASES IN AN AMOUNT NOT-TO-EXCEED \$54,005.97; AND
3. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDERS.

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Item C-11
(Out of Sequence)

CC - (1) Waiver of Competitive Bidding and Approval of a Construction Contract Change Order with HP Communications in the Amount of \$850,000 for Lateral Construction and Authorization to the Public Works Director/City Engineer to Execute such Change Order; (2) Waiver of Competitive Bidding and Approval of an Amendment to the Existing Materials Procurement Agreement with MOX Networks, LLC for the Purchase of Lateral Construction Materials and Networking Electronics in an Amount Not-to-Exceed \$1,204,054; (3) Approval of the Lateral Selection Strategy as Detailed in the Report and Authorization to the City Manager to Select Properties for Lateral Construction; (4) Authorization to the City Manager to Amend the Construction Contract and Materials Procurement Agreement for the Construction of Customer Funded Laterals; (5) Approval of the Pricing Methodology as Detailed in the Guidelines for Customer Use of the City's Dark Fiber and Delegation of Authority to the City Manager to Negotiate and Execute Dark Fiber Use Agreements; (6) Adoption of a Resolution Delegating Authority to the City Manager to Accept/Consent to Interests or Easements in Real Estate and Other Interests or Rights in Leases and Licenses for the Network; (7) Authorization to the City Manager to Negotiate and Execute Certain Agreements and Instruments for the Installation, Construction, Development, Operation and/or Maintenance of the Network within a Total Amount

**Not-to-Exceed the City Approved Budget for the Network;
and (8) Approval of an Amendment to the Existing Agreement
with Baller Stokes & Lide, PC in an Amount Not-to-Exceed
\$150,000 for Specialized Telecommunications Legal Services
Related to the Municipal Fiber Network Project**

Council Member Sahli-Wells received clarification regarding the strand allocation for economic development.

Discussion ensued between staff and Council Members regarding having a reserve amount; development of a residential program in the future; coordination with the School District; direct infrastructure; the County library; West LA College; connecting educational institutions; and discussion of the matter at the City of Culver City/West LA College Liaison Committee meeting.

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING AND APPROVE A CONSTRUCTION CONTRACT CHANGE ORDER WITH HP COMMUNICATIONS IN THE AMOUNT OF \$850,000 FOR LATERAL CONSTRUCTION AND AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE SUCH CHANGE ORDER;
2. WAIVE COMPETITIVE BIDDING AND AMEND THE MATERIALS PROCUREMENT AGREEMENT WITH MOX NETWORKS, LLC FOR THE PURCHASE OF LATERAL CONSTRUCTION MATERIALS AND NETWORKING ELECTRONICS IN AN AMOUNT NOT-TO-EXCEED \$1,204,054;
3. APPROVE THE LATERAL SELECTION STRATEGY AS DETAILED IN THE REPORT AND AUTHORIZE THE CITY MANAGER TO SELECT PROPERTIES FOR LATERAL CONSTRUCTION;
4. AUTHORIZE THE CITY MANAGER TO AMEND THE CONSTRUCTION CONTRACT AND MATERIALS PROCUREMENT AGREEMENT FOR THE CONSTRUCTION OF CUSTOMER FUNDED LATERALS;
5. APPROVE THE PRICING METHODOLOGY AS DETAILED IN THE GUIDELINES FOR CUSTOMER USE OF THE CITY'S DARK FIBER AND DELEGATE AUTHORITY TO THE CITY MANAGER TO NEGOTIATE AND EXECUTE DARK FIBER USE AGREEMENTS;
6. ADOPT A RESOLUTION DELEGATING AUTHORITY TO THE CITY MANAGER TO ACCEPT/CONSENT TO INTERESTS OR EASEMENTS IN REAL ESTATE AND OTHER INTERESTS OR RIGHTS IN LEASES AND LICENSES FOR THE NETWORK;

7. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE CERTAIN AGREEMENTS AND INSTRUMENTS FOR THE INSTALLATION, CONSTRUCTION, DEVELOPMENT, OPERATION AND/OR MAINTENANCE OF THE NETWORK WITHIN A TOTAL AMOUNT NOT-TO-EXCEED THE CITY APPROVED BUDGET FOR THE NETWORK;

8. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH BALLER STOKES & LIDE, PC IN AN AMOUNT NOT-TO-EXCEED \$150,000 FOR SPECIALIZED TELECOMMUNICATIONS LEGAL SERVICES RELATED TO THE CONSTRUCTION, IMPLEMENTATION AND OPERATION OF THE NETWORK;

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

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

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-5, AND C-9 THROUGH C-12.

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Action Items

Item A-1

CC - (1) Consideration of a Request from the County of Los Angeles for the City of Culver City to Adopt a Resolution: (A) Acknowledging that the Baldwin Hills Regional Conservation Authority's (BHRCA) Park to Playa (P2P) Trail will not be Considered in Defining the 400-Foot Setback Requirement for, or in Determining the Applicable Developed Area or Sensitive Developed Area in Relationship to, Oil Drilling Operations, as Proposed in the Discussion Draft Oil Drilling Regulations for the City's Portion of the Inglewood Oil Field (IOF); (B) Acknowledging BHRCA's Continued Commitment to Locating the P2P Trail as Far as Feasibly Possible from City Residences and Provide Other Mitigations to Reduce Related Impacts; and (C) Acknowledging BHRCA's Additional Commitment to Discuss the City's Request to Place Environmental Quality Testing and Monitoring Devices Along the P2P Trail with the Objective of Developing a Mutually Agreeable Plan; and (2) If Desired, Adoption of a Related Resolution

Heather Baker, Assistant City Attorney, introduced Melanie Doran Traxler, Project Manager for the Inglewood Oil Field Specific Plan.

Melanie Doran Traxler, Inglewood Oil Field Specific Plan Project Manager, provided a summary of the material of record.

Karly Katona, Associate Chief Deputy, Supervisor Ridley-Thomas' office, expressed appreciation for the consideration of the request and for the work done by staff.

Discussion ensued between staff, Council Members and Ms. Katona regarding the amount of intended drilling and additional information when the Specific Plan goes into effect.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Ben Saltsman, Gibson Dunn, on behalf of Lloyd Properties, reported submitting correspondence to bring the issue closer to resolution; discussed facilitated trail access; competing policy goals; protection of adjacent residents; relocation of a drill site; retention of rights; and language discussed with staff.

Discussion ensued between staff, Mr. Saltzman and Council Members regarding continued discussion of other oil drilling sites; the process for an exception; compromise language; additional language in the resolution to provide assurance that the path would be available in the future; the Environmental Assessment of the new area; the Specific Plan and the public process; the current draft regulations; the process to apply for a special permit to drill within the setback if it is shown not to be detrimental to public health and safety, and the environment; the relocated drill site; and the position of the County.

Karly Katona, Associate Chief Deputy, Supervisor Ridley-Thomas' office, noted that the Baldwin Hills Regional Conservation Authority is scheduled to finalize the

Mitigated Negative Declaration and adopt the Final Trail Alignment at the Board meeting on November 17 contingent upon the concurrence of the City Council; she noted that the buffering requirement would not be triggered; and stated that there is confidence the drill site can be relocated from the current conflicting location to a location farther south from the sensitive areas.

Discussion ensued between staff, Ms. Katona and Council Members regarding clarification that the drill site would require an exception; appreciation for the work to address concerns of Blair Hills residents; impacts to residents on the Baldwin Hills Overlook; concern with last minute changes to complex issues; legal ramifications; support for the original proposal in the staff report; support for Park to Playa; revised language to accommodate the request from Lloyd properties; and the ability of residents to review revised language and have input.

Responding to inquiry as to why the change was made at the last minute, Ben Saltsman, Gibson Dunn, clarified that they did not fully realize the scope of the setback and the potential impact; they wanted to ensure that by voluntarily moving the site, they would not be foreclosed from utilizing the public process; and he felt the language in the resolution was close but needed to be more clear to balance interests.

Further discussion ensued between staff and Council Members regarding changes requested by Lloyd Properties; the list of findings to which the Council would be basing their decisions on; references to the relocated drill sites; and using the language suggested by staff rather than language proposed by Lloyd Properties.

Responding to inquiry, Karly Katona, Associate Chief Deputy, Supervisor Ridley-Thomas' office, clarified that the trail is contingent upon relocating the drill site; there is no other requirement related to potential drill sites; and the revisions suggested by Assistant City Attorney Baker were clarifying and therefore did not make any substantive policy changes.

Liz Gosnell, Cone Fee Trust, expressed support for the proposed changes noting the importance of protecting the rights of the Inglewood Oil Field and the land owners.

Charles Moore spoke on behalf of the Vickers Family Group in support of the request by Supervisor Ridley-Thomas as amended by staff.

In response to inquiry, Karly Katona, Associate Chief Deputy, Supervisor Ridley-Thomas' office, clarified that if no action is taken by the City Council, the finalization of the trail alignment and adoption of the appropriate environmental document would be delayed; she noted that the plan is to begin construction on the final segment of the 13-mile trail early next year; and she noted that if a resolution cannot be agreed to, Lloyd Properties will be impacted with relocating their drill site.

Discussion ensued between the speakers, Council Members and Ms. Katona regarding the ability to make exemptions contingent on proper environmental process; reasonable expectations; proximity to properties; environmental clearance; the proposed land swap; advantages to the land owners; a feeling that the language does not need to be changed; technical issues in order to implement the project; creating an alignment to work for all parties; the requested changes to clarify intent; the final product of the draft regulations; and the feeling that it is not necessary to change the language.

Ben Saltsman, Gibson Dunn, on behalf of Lloyd Properties, discussed the County's timeframe; the need to resolve the relocation issue now; articulating the policy trade-off; the action to protect the City residences; and relocation of the drill site to accommodate that.

Further discussion ensued between staff, Council Members and Mr. Saltsman regarding making a policy statement in light of the trade-off; clarification that the language of the original resolution acknowledges that an exception exists in the current form of the draft regulation; whether an intent that there ought to be an exemption is being conveyed; clarification that the draft regulations currently have the exception but it could change; whether there is currently an active drill site at that location; and the likelihood of drilling at that precise site.

Responding to inquiry, Ms. Katona indicated that they would do their best to work with the properties to help them feel more comfortable with the original language and

she expressed appreciation for the willingness of the City Council to consider the item noting that she would welcome the City Council to the opening of the Stoneview Nature Center in January.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION WITHOUT AMENDMENTS.

Discussion ensued between Council Members regarding the difficulty in receiving last minute changes and encouragement to Mr. Saltsman to stay attuned to the draft of the ordinance.

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Item A-3

CC - Approval of Proposed Transfer and Assignment of Disposition and Development Agreement for Parcel B from Combined/Hudson 9300 Culver LLC (Developer) to HC 9300 Culver, LLC (Managed and Controlled by Hackman Capital Partners, LLC) and Authorizing the City Manager to Consent in Writing to the Assignment and Assumption Agreement Providing for Such Transfer

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

Mayor Clarke invited public comment.

No speakers came forward and no cards were received.

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

1. APPROVE THE PROPOSED TRANSFER AND ASSIGNMENT OF DISPOSITION AND DEVELOPMENT AGREEMENT FOR PARCEL B FROM COMBINED/HUDSON 9300 CULVER LLC TO HC 9300 CULVER, LLC (MANAGED AND CONTROLLED BY HACKMAN CAPITAL PARTNERS, LLC), SUBJECT TO (I) EXECUTION OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT REASONABLY ACCEPTABLE TO THE CITY; (II) EXECUTION AND DELIVERY OF A GUARANTY BY HACKMAN CAPITAL PARTNERS, LLC GUARANTEEING THE PERFORMANCE BY DEVELOPER OF ITS DDA OBLIGATIONS; AND (III) RECEIPT BY THE CITY OF PAYMENT BY DEVELOPER OF THE CITY'S OUT OF POCKET COSTS TO REVIEW AND APPROVE THE ASSIGNMENT.

2. AUTHORIZE THE CITY MANAGER TO CONSENT IN WRITING TO THE ASSIGNMENT AND ASSUMPTION AGREEMENT PROVIDING FOR SUCH TRANSFER IN A FORM CONSISTENT WITH THIS STAFF REPORT UPON SATISFACTION OF THE REQUIRED CONDITIONS PRECEDENT LISTED IN MOTION #1 ABOVE.

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Item A-2

CC - 1) Approval of Plans and Specifications, 2) Authorization to Publish a Notice Inviting Bids, and 3) Adoption of a Resolution Adopting a Mitigated Negative Declaration for the Higuera Street Bridge Removal and Replacement Project, PZ553, BHLS 5240(026)

Sammy Romo, Public Works, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the current plan to keep the diverter in place; consideration of changes once new traffic patterns are in place; the process; and public input.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Ken Mand expressed concern regarding traffic impacts on alternate routes around the bridge closure; current conditions on Washington and National; the Mitigated Negative Declaration; the lack of studies for traffic on National; where the cars go for 18 months during the bridge closure; the number of car trips; forthcoming construction projects within the Transportation Oriented Development and their impacts on traffic during construction; concern with the limited nature of public outreach; phasing the project to minimize the downtime of the bridge; costs associated with phasing; and temporary full access down Higuera.

Discussion ensued between staff and Council Members regarding the focus of the traffic study; air quality; impacts to traffic on National Boulevard; the Duquesne and Jefferson intersection; the proposed double left turn lane

from Duquesne onto Jefferson; phased construction; the left turn from eastbound Jefferson onto Northbound National; impacts of other projects in the area; notification policies for construction projects vs. planning projects; public meetings; diverted traffic; Hayden Tract access; the study conducted; dissipated impacts the farther one gets from the location; alternate routes; required notification vs. effective communication; and notification to established neighborhood associations.

Simon Horwitz, Rancho Higuera Neighborhood Coalition, discussed traffic in the area; the diverter; separating the commercial area from the industrial area; he expressed concern with removing the diverter even on a temporary basis; traffic created by the Hayden Tract development; traffic on National Boulevard; and he asked that the diverter be left in place but if it is removed he wanted to see assurances that it would be replaced.

Council Member Small thanked Mr. Horwitz for coming and encouraged him to participate in the upcoming Visioning Process.

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

Alex Fisch

Discussion ensued between staff and Council Members regarding the project as an opportunity to study different traffic patterns to inform future decisions; a suggestion to contact Google and Wayz to alert them to the construction; accountability for noise and parking issues during construction; establishing a 24-hour hotline for resident complaints; traffic on Lucerne; communication with the Police Department for increased enforcement in the area; targeted enforcement along impacted routes; potential impacts to the bike path; signage to notify bicyclists of the bike path closure; outreach to cyclists; including information on alternative transportation in the notification to Hayden Tract businesses; commemorative Culver City Tap cards available at City Hall; having Dia Turner make a presentation on the Business Tap Card Program; using the project as an opportunity to change habits; replacing key infrastructure; increased bike access; an observation that the bridge attracts graffiti artists; adding lighting under the bridge; using increased

access as a way of improving the area in general; the bike patrol in the Police Department; directing traffic in the beginning instead of increased enforcement; and posting signage well in advance of the actual construction.

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

1. APPROVE THE PLANS AND SPECIFICATIONS FOR THE HIGUERA STREET BRIDGE REMOVAL AND REPLACEMENT PROJECT, PZ553, BHLS 5240(026); AND,
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE PROJECT; AND,
3. ADOPT A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT.

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Public Hearings

Item PH-1

CC - Public Hearing: Introduction of an Ordinance Repealing and Replacing Culver City Municipal Code Subchapter 15.02.100, of Title 15.02, "Adoption of State Codes," and Adopting by Reference the 2016 California Building Standards Administrative Code, 2016 California Building Code with Local Amendments to Building Code section 3307 pertaining to Protection of Adjoining Properties during Construction Projects; and Adopting by Reference the 2016 California Residential Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Energy Code, 2016 California Historical Building Code, 2016 Existing Building Code, 2016 California Green Building Standards Code, and 2016 California Reference Standards Code

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

Craig Johnson, Community Development Department, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding authorization to the Building Official to create a stop order if there is a dispute with a neighboring property; amendments to the stop work order provisions; screening adjacent properties; property notification; damage to adjacent property issues; methods to address aggrieved parties; actions of surrounding cities; the definition of a major project; creating a guide for developers; bond and cash deposits; assessing damage and creating cost estimates; appreciation for the work of staff on the project; the notification area; abutting owners; and the suggested template provided to builders.

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

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100, OF TITLE 15.02, "ADOPTION OF STATE CODES", AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS TO BUILDING CODE SECTION 3307 PERTAINING TO PROTECTION OF ADJOINING PROPERTIES DURING CONSTRUCTION PROJECTS; AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA HISTORICAL BUILDING CODE, 2016 EXISTING BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2016 CALIFORNIA REFERENCE STANDARDS CODE.

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Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Vice Mayor Cooper received Council consensus to agendize a pilot study of allotting a percentage of parking permits on Center Street to businesses during normal working hours with businesses to pay a market share for the permits to potentially subsidize the parking permit costs for residents.

Council Member Sahli-Wells received clarification regarding the area included in the 6-month pilot study and notification regarding the agenda item.

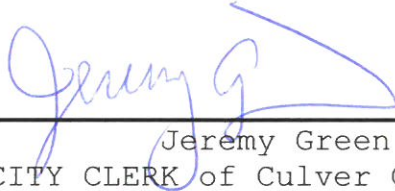
Mayor Clarke received Council consensus to agendize consideration of expanding the December 12 discussion of banning of Styrofoam to include other additional measures to reduce the environmental impacts of Styrofoam and polystyrene, as well as consensus to agendize a discussion of the City's participation in the Culver City Compact and he added that the Closed Session City Manager evaluation would be continued at the next meeting.

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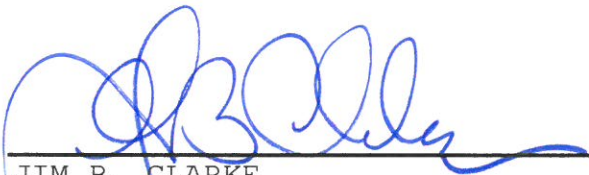
Adjournment

There being no further business, at 10:20 p.m., the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting.

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Jeremy Green
DEPUTY CITY CLERK of Culver City, California
EX-OFFICIO DEPUTY CLERK of the City Council and DEPUTY
SECRETARY of the Successor Agency to the Culver City
Redevelopment Agency Board, Culver City Parking Authority
Board and Culver City Housing 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 Board, and Culver
City Housing Authority Board