THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL, SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD,
CULVER CITY HOUSING AUTHORITY BOARD, AND
CULVER CITY PARKING AUTHORITY BOARD

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

March 23, 2015
4:00 p.m.

**Call to Order & Roll Call**

Mayor Sahli-Wells called the meeting of the City Council and other Legislative Bodies to order at 4:06 p.m. in the Rotunda Room at the Veterans Memorial Building.

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

*Vice Mayor O'Leary arrived at 4:07 p.m.
**Council Member Cooper arrived at 4:18 p.m.

**o0o**

**Joint Public Comment**

Mayor Sahli-Wells invited public comment.

No speakers came forward and no cards were received.

**o0o**

**Joint Consent Items**

Item JC-1

**Approval of Minutes for the Special Meeting of March 9, 2015 and Adjourned Special Meeting of March 10, 2015**

The City Council and Boards did not take action on this item at this meeting.

**o0o**

**Joint Action Items**

Item J-1

**JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY/ SUCCESSOR AGENCY AGENDA ITEMS: (1) Consideration of Current and Proposed Work Plans for City Departments; and (2) Direction to the City Manager as Deemed Appropriate**

Martin Cole, Assistant City Manager/City Clerk, reported that the City Council had received correspondence from the Parks, Recreation and Community Services Commission.

Mayor Sahli-Wells received clarification that was the only Commission, Committee or Board to weigh in with comments.

Vice Mayor O'Leary arrived at 4:07 p.m.

Sol Blumenfeld, Community Development Director, provided an overview of the 2014-2015 Community Development Department Work Plan and the proposed 2015-2016 Work Plan.

Council Member Cooper arrived at 4:18 p.m.

Discussion ensued between staff and Council Members regarding long-stalled projects moving forward; the Walker Parking Study; community appreciation for the work of the City; handling the increased workload; grants; programming staff; the Work Plan for each project; improved efficiencies in the department; examining the permit processes; Parcel B; curving the staircase; seating areas; concern with open spaces that are just open spaces; the interactive development map; the General Design Review; the permitting process; City Manager authorization for additional plan check and inspection service as needed; how to manage the work flow; current parking companies being used; the update to the 2010 parking data; parking behavior; changes to the rate structure; necessary improvements; upgrading the parking operation system; auditing current systems; the Modern Parking contract; annual audits; the visioning process; signage; vacating alleys; the status of the previously vacated alleys; shared parking; the Parking and Traffic Subcommittee; interest level of the owners; the visioning project done by UCLA grad students; the reimagined Fox Hills plan; the West Washington AIP; bicycle lanes; medians and left turn movements; the plan being prepared by Solis Engineering; the parkway ordinance; weekend code enforcement; Storage Solutions on Jefferson; park patrol; finding a way to clarify which projects are in Los Angeles rather than in Culver City; increasing a focus on grants; the return on investment; support letters from other elected officials and community leaders for grants; marketing different districts; attracting economic development in the City; rebranding Fox Hills; the Business Improvement District (BID); Tilden Terrace; solid waste issues related to restaurant operations; transitioning areas; ideas for affordable housing; changes to commercial corridors; the medians on Washington; streetscape improvements; attracting new businesses; mixed-use development; creative office opportunities; consolidation of the presentation and the written work plan; overlap; the supplementary work plan; ensuring that projects are implemented; the importance of capturing everything for the record; forming additional BIDs; businesses that depend on foot traffic; creating a retail restaurant street in Culver City; rebranding; having a BID do a land planning effort; the visioning process; assessments; the online survey; the end result; the plan generated from the businesses; what happens if there is community support for changes in the neighborhood but not for funding through signs; areas of interest; land use; products from the visioning process; options; the stakeholders; the Community Development Block Grant (CDBG); the City Council/School Board Liaison Committee; projects for the grant process; the end of the Senior Center Loan; who the stakeholders are; the process moving forward; the composition of the CDBG Advisory Committee; City Council involvement in the Advisory Committee selection; public notice; solicited recommendations; limitations to uses; qualifying census tracts; City-wide use to meet national objectives; potential uses of the funds; minutes for the CDBG Advisory Committee meetings; the Helms District; inclusion in the

BID; the original process of creating the BID; intense consideration of boundaries; creating a BID for Washington/National; public improvements on private property; creating a Transit Oriented Development (TOD) district; appreciation for the focus on affordable housing; the Baldwin project; ensuring that the density bonus is used to create affordable housing in the TOD; the Community Benefit; the process for approving Community Benefits; the mixed use ordinance; incentive zoning; the Lowe project; other TOD projects moving forward; incentivizing vs. mandating; using Community Benefit to increase density; focusing on affordable housing as a priority; adopting resolutions on a project by project basis; the need for affordable housing near TODs; including affordable housing as part of the TOD discussions; the Karsten Marsteller project; potential density bonuses; entitlements; the comprehensive plan; assumptions; Community Benefits; open space; the process to make changes to Community Benefits; targeted improvements; ***City Council consensus to discuss the issue of making changes to the Community Benefit process***; bonuses and discretion; communicating competitive grants; accessory dwelling requirements; the Planning Division workplan; the vision of the City; a community vision of the City; the General Plan; clarification that no funds are available for a General Plan update; raising money through development fees; fee studies to determine where fees can be applied; the five-year life of the General Plan; ongoing costs; tremendous change; including the community in the conversation; the importance of addressing density; adding the General Plan update to the list; the Globe Avenue project; public support; the funding gap; reducing the cost hurdle; introducing additional market rate housing; reducing the amount of subsidy required; fundraising by Habitat for Humanity; options for funding the gap; code enforcement; a homeless encampment in the downtown area; offering services to the homeless; costs for the St. Joseph's services; the TOD streetscape; including bicycle riders as stakeholders; the definition of stakeholders; the noticing process; the recent outreach meeting; those invested on the area; those funding improvements; and appreciation to staff for their efforts.

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**Recess/Reconvene**

The City Council recessed the consolidated special meetings from 5:58 p.m. to 11:43 p.m.

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**Joint Public Comment – Items Not on the Agenda**

None.

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**Items from Council Members**

None.

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**Adjournment**

There being no further business, at 11:44 p.m., the City Council, Housing Authority Board, Parking Authority Board and Successor Agency Board adjourned their meetings to Tuesday, March 24, 2015 at 4:00 p.m.

**o0o**

Martin R. Cole
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and Secretary of the Boards of the Successor Agency, Housing Authority, and Parking Authority
Culver City, California

March 23, 2015

MEGHAN SAHLI-WELLS
MAYOR of Culver City, California and CHAIR of the Boards of the Successor Agency, Housing Authority, and Parking Authority

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL, SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD,
CULVER CITY HOUSING AUTHORITY BOARD, AND THE
CULVER CITY PARKING AUTHORITY BOARD

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

March 24, 2015
4:00 p.m.

**Call to Order & Roll Call**

Mayor Sahli-Wells called the meeting of the City Council and Boards to order at 4:00 p.m. in the Dan Patacchia meeting room at City Hall.

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

Absent: Jeffrey Cooper, Council Member

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**Joint Public Comment**

Mayor Sahli-Wells invited public comment.

No speakers came forward and no cards were received.

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**Joint Consent Items**

Item JC-1

**Meeting Minutes**

MOVED BY COUNCIL MEMBER/BOARD MEMBER CLARKE AND SECONDED BY VICE MAYOR/VICE CHAIR O'LEARY THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE THE MINUTES FROM THE SPECIAL MEETING OF MARCH 9, 2015 AND ADJOURNED SPECIAL MEETING OF MARCH 10, 2015. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

**o0o**

**Joint Action Items**

Item J-1

**JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY/ SUCCESSOR AGENCY AGENDA ITEMS: (1) Consideration of Current and Proposed Work Plans for City Departments; and (2) Direction to the City Manager as Deemed Appropriate**

Carol Schwab, City Attorney, provided an overview of the 2014-2015 City Attorney's Office Work Plan and the proposed 2015-2016 Work Plan noting that there is a fair amount of overlap with other departments and that ongoing projects would appear in the budget for this year and the next year.

Discussion ensued between staff and Council Members regarding the Administrative Citation Ordinance; clean-up requested by Community Development; appreciation for the work of the City Attorney's Office; the function of the department; effects to restaurants on the Tobacco Retail Licensing ordinance; the prohibition of the sale of e-cigarettes to minors vs. the smoking of e-cigarettes; the Emergency Preparedness Ordinance with the Fire Department; the Charter Review Subcommittee; municipal vs. county elections; timing of the elections; the upcoming subcommittee meeting; timing of decisions to be on the November ballot; the Telecommunications Ordinance revision; the pipeline negotiations; closed session discussions; School District attorneys; joint use issues; crossing guards; the Safe Routes to School Program; the Hazard Mitigation Plan; the importance of joint participation in the grant; drought concerns; enforcement of restrictions; state mandates; complaint driven enforcement; water agency enforcement; the role of Golden State Water Company; landscaping; gardeners; regulations regarding leaf blowers; responsibility; education; the severity of restrictions; the comprehensive update; the Campaign Finance Subcommittee; feedback from the subcommittees to the City Council; identified changes to be made; complexity of the subject matter; use of DropBox; security concerns; cell phone towers; the streamlining process; outreach for the multi-family smoking ordinance; the implementation program; education; the planned look back; adequacy of the regulations; the improvement to the City's grade from the American Lung Association due to the City Council’s adoption of the multi-family housing smoking ban; public health issues; Brown Act training; the new Granicus Government Transparency system; preventive measures to protect against litigation; the use of outside consultants for the City Attorney's Office; the experiences of other cities; and appreciation for the hard work of the department.

Martin Cole, Assistant City Manager/City Clerk, reported distributing correspondence to City Council Members; he noted that PRCS Director Dan Hernandez had provided copies of the Power Point presentation in advance; he clarified that the budget would come forward in May; he discussed Capital Improvement Projects; and the opportunity for more in-depth consideration during the meetings in May.

Mayor Sahli-Wells invited public participation.

The following member of the audience addressed the City Council:

The speaker expressed appreciation for streetscape and transportation improvements being made by the City.

John Nachbar, City Manager, reported that with respect to concerns with DropBox and security issues; the City is exploring file sharing through the Granicus system.

Martin Cole, Assistant City Manager/City Clerk, summarized comments submitted by Laura Love from AYSO regarding the availability of playing fields.

Dan Hernandez, Parks, Recreation and Community Services Director, provided an overview of the 2014-2015 Parks, Recreation and Community Services Work Plan and the proposed 2015-2016 Work Plan.

Discussion ensued between staff and Council Members regarding impacts of the loss of the RSVP grant; under funded programs; pursuit of grants; having a City-wide grant person on staff; reluctance to add full-time, permanent staff; contract services; providing different opportunities to sign up for recreational activities; the anti-bullying signage; electronic signage at Veterans Memorial Building; costs; the importance of communication; the upcoming Centennial; a suggestion to establish a Friends of Parks, Recreation and Community Services Foundation; the need for capital campaigns; the demand for lanes at The Plunge; reassessment of lane assignments; the process to choose recreation programs; the 70/30 profit split; the Commission recommendation to renegotiate contract agreements to maximize City revenue; subtracting out the costs for maintenance; reduced rental fees for use of the field; per player fees; the desire of the Commission to expand programming; sustainable programs; cost effectiveness; mission-driven programming; providing a community service; the Youth Mentoring program; the My Brother's Keeper program; reassigning resources; the Senior Center Courtyard remodeling; temporary repurposing of the fountain; interest rates; the new Senior Center Board; security; the loss of redevelopment funds; recombining the Cultural Affairs Commission and Parks Recreation and Community Services Commission; the lack of oversight over other departments; overlap with Veterans Auditorium; the history of the creation of the Cultural Affairs Commission; responsibilities specific to Cultural Affairs; the Cultural Affairs Foundation Board; the letter from the Parks, Recreation and Community Services Commission; the budget process; input from the Commission; coordination of signage with the Wende Museum; potential community gardens property at Sawtelle and Braddock; concern with addressing broken sprinklers in a timely manner; the NFL 60 program; CDBG partial funding for the Disability Coordinator; those Commissions with specific roles and those Commissions looking for things to do;

micro management; Adult Softball; per participant charges; maintenance; Little League and AYSO; charges for field use; contributions for field improvements; the practices of surrounding cities; clarifying fees and instituting regular charges rather than voluntary contributions; the department as part of the community; congratulations to the department on the state award; agreement to stop watering the City Hall grounds; community tensions; setting the proper example; preventative auditing; night time watering; scholarships for after school care; determining eligibility; involvement with swim teams; a suggestion to have a band shell in one of the parks; creating an adopt a park initiative; Tellefson Park; providing a way for residents to donate services or cash to support their park; neighborhood associations; instituting an annual park clean-up day; turf, maintenance, and urban runoff; capturing water runoff and processing it under the parks; potential park upgrades; the Independent Cities Association; the West Los Angeles College Urban Runoff project; upcoming School District field renovations; the Teen Center; kudos to staff at Vets and their handling of the City Council meetings; appreciation for the flexibility and coordination with the School District with the Plunge; the Egg Hunt; increasing visibility from a driving perspective in the recreation corridor along Duquesne and promoting fitness; celebrating the Syd Kronenthal Park improvements; wellness education; Growing Great; concern with splitting up part time jobs in order to not have to pay for health care; the practicality of having four employees when two would do; cost savings; expectations of temporary part-time employees; the part time designation; over reliance on part time workers; on site communication regarding park classes; dynamic signage; branding; reaching the target audience; and appreciation to staff for their efforts.

Martin Cole, Assistant City Manager/City Clerk, received agreement from the City Council and Boards to schedule a Closed Session meeting on April 6 at 4:00 p.m. to address exposure to litigation with respect to urban runoff and budget meetings from May 18-20 at 4:00 p.m.

Discussion ensued between staff and Council Members regarding concern that the presentations would be a repeat of presentations just made; highlighting changes in the budget made in response to input just provided; proceeding efficiently; notations on the agenda that information presented will be highlighting addendums with the original presentation available online; the public process; low public attendance of the meetings even with significant outreach programs; location of the April 6 meeting; feedback from the public that 4:00 p.m. meetings discourage public participation; and projected length of the budget meetings.

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**Joint Public Comment – Items Not on the Agenda**

None.

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**Items from Council Members**

None.

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**Adjournment**

There being no further business, at 6:43 p.m., the City Council, and Boards of the Culver City Housing Authority, Culver City Parking Authority and Successor Agency to the Culver City Redevelopment Agency adjourned this Adjourned Special Meeting.

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Martin R. Cole
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and Secretary of the Boards of the Culver City Housing Authority, Culver City Parking Authority and Successor Agency to the Culver City Redevelopment Agency
Culver City, California

MEGHAN SAHLI-WELLS
MAYOR of Culver City, California and CHAIR of the Boards of the Culver City Housing Authority, Culver City Parking Authority and Successor Agency to the Culver City Redevelopment Agency