

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

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

June 12, 2017
5:00 p.m.

Call to Order & Roll Call

Mayor Cooper called the meeting of the City Council to order at 5:00 p.m. in the Mike Balkman Chambers at City Hall.

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

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

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Closed Session

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

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

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CS-2 Conference with Real Property Negotiators

Re: The Plunge - 4175 Overland Avenue

City Negotiators: John Nachbar, City Manager; Jesse Mays, Assistant to the City Manager; Daniel Hernandez, Director, Parks, Recreation and Community Services Department

Other Parties Negotiators: Representatives of the Culver City Unified School District

Under Negotiation: Price, Terms of Payment or Both, Including Use Restrictions, Development Obligations and Other Monetary Related Considerations

Pursuant to Government Code Section 54956.8

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CS-3 Conference with Real Property Negotiators

Re: 10858 Culver Boulevard

City Negotiators: John Nachbar, City Manager; Jesse Mays, Assistant to the City Manager

Other Parties Negotiators: The Wende Museum Representatives

Under Negotiation: Price, Terms of Payment or Both, Including Use Restrictions, Development Obligations and Other Monetary Related Considerations

Pursuant to Government Code Section 54956.8

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CS-4 Conference with Real Property Negotiators

Re: 9070 Venice Boulevard (The Ivy Substation)

City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; and Todd Tipton, Economic Development Director

Other Parties Negotiators: The Actors' Gang

Under Negotiation: Price, Terms of Payment or Both, Including Use Restrictions, Development Obligations and Other Monetary Related Considerations

Pursuant to Government Code Section 54956.8

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CS-5 Conference with Real Property Negotiators

Re: 3725 Robertson Boulevard

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager

Other Parties Negotiators: Michael Halaoui, Bernard Ashkar, Icon West, Inc.
Under Negotiation: Price, Terms of Payment or Both, Including Use Restrictions, Development Obligations and Other Monetary Related Considerations
Pursuant to Government Code Section 54956.8

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Reconvene

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

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Recognition Presentations

Item R-1

Presentation of Certificates to Culver City's Community Emergency Response Team (CERT) Instructors for Their Many Years of Service to the Community

Council Members presented certificates of recognition to Culver City's Community Emergency Response Team (CERT) instructors Joel Falter, Earle Hartling, Barbara Vineis Dr. Michael Landau, Dr. Joanne Tortorici Luna, Stephanie Benjamin, Erik Mayer, Martin Hente, and Valerie Hernandez.

Joel Falter discussed the mission statement for CERT.

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Item R-2

Presentation of a Commendation to the Earl Barr Culver CityBus Operator of the Year Jonathan Culbert

Mayor Cooper presented the Certificate of Commendation to Jonathan Culbert.

Jonathan Culbert thanked the City for the honor.

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Convene

Mayor Cooper convened the Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:09 p.m. with all Members present.

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Report on Action Taken in Closed Session

Mayor Cooper reported that no action had been taken in Closed Session and that consideration of item CS-5 had been postponed.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Dr. Jay Shery.

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

Council Member Clarke commended the Culver City Sister City Committee on their Cultural Day at Veterans Auditorium on June 11 and he reported on Taste of the Nation at Media Park also on June 11.

Council Member Sahli-Wells reported participating in the Habitat for Humanity Build in Culver City over the weekend; she discussed volunteers building 10 affordable homes in the City; reported more opportunities to volunteer time to help build affordable homes for ownership; noted that City employees and families with students in Culver City schools would be living in the homes; stated that these were the first affordable homes for ownership being built in the history of the City; she noted the length of the project; and she thanked staff for seeing the project through.

Council Member Small reported an upcoming Transit Oriented Development (TOD) Workshop on June 15 at Veterans Auditorium, discussed progress and encouraged

participation; and he reported attending a Housing and Economic Development Committee meeting of the League of California Cities representing the Asian Pacific Islanders Caucus regarding partnerships with the state for affordable housing and invigorating the economy.

Kim Braun, Environmental Programs and Operations Manager, provided an update on the polystyrene campaign, and presented the outreach video and brochures to be distributed to relevant businesses in the City.

Council Member Sahli-Wells received clarification regarding outreach to business partners.

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Joint Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Kevin Ja-David Cade asked to receive copies of claims that he had submitted; expressed concern with specific staff members; wanted to see his daughter; requested a transcript of his police interview; wanted to have his claims heard; asked for a public apology to clear his family name; felt his housing had been taken away from him; and he wanted to see the City held accountable.

Laura Frakes, Julian Dixon Library, announced a blood drive on June 16; a performance by We Tell Stories on June 21; and a Friends of the Library Centennial celebration event on June 24.

David Voncannon, Planning Commission Chair, reported recently taking the Metropolitan West Basin Water District tour of the Colorado River Aqueduct to educate public officials about the water system, and he encouraged everyone to take the trip.

Marci Baun distributed the schedule for The Plunge on the City website noting that nothing is listed after June 12; she discussed her usage of the pool and its importance in helping her rehab from an injury; and she asserted that

the pool is being under-utilized for classes and should be made more available for lap swimmers.

Clay Evans noted the importance of communication; expressed concern with shutting down the pool; and he asked the City Council to look into the situation.

Marcus Tiggs encouraged submission of ideas for the Centennial Time Capsule; announced Fiesta La Ballona from August 25-27; thanked sponsors; and he noted the need for additional sponsors and volunteers.

Jim Shanman, Safe Routes to School Coordinator, thanked the City for their support; reported on improvements made; and invited everyone to upcoming events.

Kim Meyer discussed issues at The Plunge; email sent to Council Members and appreciation for the response from Council Member Sahli-Wells; she expressed concern with the non-substantive response from Dan Hernandez and the exclusion of adult lap swimmers from 9:30 a.m. to 7:00 p.m. for the entire summer; discussed use of the pool by seniors; expressed disappointment with the exclusion of a large portion of the community; wanted to see a revised schedule; and she provided a schedule that could accommodate everyone.

Dr. Janet Hoult congratulated Mayor Cooper and former Mayor Clarke for joining the Mayors National Climate Action Agenda to uphold the Paris Climate Accord; reported attending the Sister City Centennial Celebration at Veterans Auditorium on June 11; and she congratulated the City on the diverse population.

Kay Heineman recommended finding a balance between the adults and children in recreation throughout the City; she noted that with the children being out of school and camps being full, it is important to think about the safety of the children and to find a balance; and she suggested that individuals bring their concerns to the Parks, Recreation and Community Services Commission for help.

Mitchell Keiter, Westwood Neighborhood Council and Westside Regional Alliance of Councils, discussed his involvement with the Westwood Pool and The Plunge; noted the importance of providing the opportunity for children

to swim; and he felt that accommodating everyone is important and possible.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON JUNE 12, 2017.

Jeremy Green, City Clerk, reported that one item had been received for Items Not on the Agenda, five received for item PH-1, one for Commission Appointment and seven for the Bike Plan.

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Order of the Agenda

None.

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Consent Calendar

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, C-3 AND C-5 THROUGH C-11.

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY APPROVE CASH DISBURSEMENTS FOR MAY 20, 2017 - JUNE 2, 2017.

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Item C-2

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

THAT THE CITY COUNCIL, HOUSING AUTHORITY, PARKING AUTHORITY, FINANCE AUTHORITY, AND SUCCESSOR AGENCY TO THE

REDEVELOPMENT AGENCY APPROVE MINUTES FOR THE SPECIAL
CONSOLIDATED CITY COUNCIL MEETINGS ON MAY 30, 2017.

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Item C-3

CC - (1) Acceptance of Work Performed by Damon, Inc., (2) Authorization to File a Notice of Completion, and (3) Authorization to Release the Retention Payment after the Expiration of the 35-day Lien Period, for the Transfer Station Interior Building Renovation Project, PZ-948

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY DAMON, INC. FOR THE TRANSFER STATION INTERIOR BUILDING RENOVATION PROJECT, PZ-948;
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER'S OFFICE; AND
3. AUTHORIZE THE CITY MANAGER TO RELEASE \$14,318.95 IN RETENTION TO DAMON, INC. AFTER THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-5
(Out of Sequence)

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Right-of-Way along Slauson Avenue and Buckingham Parkway

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER CABLE FOR INSTALLATION OF FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ALONG SLAUSON AVENUE AND 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-6

(1) Acceptance of Work Performed by Southwest Pipeline and Trenchless Corp; (2) Authorization to File a Notice of Completion; and (3) Authorization to Release the Retention Funds Upon Expiration of the 35-Day Lien Period, for the Construction of the Sewer Main Lining Rehabilitation Project (Phase 4)

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY SOUTHWEST PIPELINE FOR THE CONSTRUCTION OF SEWER MAIN LINING REHABILITATION PROJECT (PHASES 4), PZ-906; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER'S OFFICE FOR RECORDATION; AND,
3. AUTHORIZE THE RELEASE OF RETENTION FUNDS IN THE AMOUNT OF \$206,468.76 TO SOUTHWEST PIPELINE, AFTER THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-7

CC - Approval of a Professional Services Agreement with Safety Research Consultants, Inc. for Solid Waste Safety Training Services in an Amount Not-to-Exceed \$97,000

THAT THE CITY COUNCIL:

1. AWARD A PROFESSIONAL SERVICES AGREEMENT TO SAFETY RESEARCH CONSULTANTS, INC., IN AN AMOUNT NOT TO EXCEED \$ 97,000 FOR FY 17/18;
- 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

Award of a Contract to B C Traffic Specialist in the Amount of \$48,261 for the Citywide Striping Maintenance Project

THAT THE CITY COUNCIL:

- 1) AWARD A CONTRACT TO B C TRAFFIC SPECIALIST FOR THE CITYWIDE STRIPING MAINTENANCE PROJECT, IN THE AMOUNT OF \$48,261; AND,
- 2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$4,826, IF NECESSARY; AND,
- 3) AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
- 4) AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

(1) Acceptance of Work Performed by CEM Construction Corporation; (2) Authorization to File a Notice of Completion; (3) Authorization to Release the Retention Payment after the Expiration of the 35-Day Lien Period, for the Fire Training Tower Structural Rehabilitation Project, PZ-920

THAT THE CITY COUNCIL:

- 1) ACCEPT THE WORK PERFORMED BY THE CONTRACTOR, CEM CONSTRUCTION CORPORATION, FOR THE FIRE TRAINING TOWER STRUCTURAL REHABILITATION PROJECT, PZ920;
- 2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER'S OFFICE FOR RECORDATION;
- 3) AUTHORIZE THE RELEASE OF RETENTION FUNDS TO CEM CONSTRUCTION CORPORATION UPON EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-10

CC - Approval of an Application for \$11,551.93 in Grant Funds through the Fiscal Year 2017 Department of Justice Bureau of Justice Assistance Bulletproof Vest Partnership

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$11,551.93 THROUGH THE FY 2017 DEPARTMENT OF JUSTICE BUREAU OF JUSTICE ASSISTANCE BULLETPROOF VEST PARTNERSHIP; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

CC - Approval of a Professional Service Agreement with Turbo Data Systems, Inc. (TDS) for parking citation processing and collection

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TURBO DATA SYSTEMS, INC. FOR THE PARKING CITATION PROCESSING AND PAYMENT SERVICES; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS;
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4
(Out of Sequence)

CC - Approval of Professional Services Agreement with Alta Planning + Design to Create a Bicycle & Pedestrian Action Plan in an Amount Not-to-Exceed \$290,000

Council Member Eriksson suggested that the plan be expanded to include other modalities.

Discussion ensued between staff and Council Members regarding re-writing the RFP and starting the proposals all over again; the role of the General Plan to handle the mobility element; coordinating different modalities; whether the Committee is equipped to deal with different modalities; the Vision Zero portion; the focus on safety; examining pedestrian connections to transit; intersectionality with other modes even if it is not the focus of the report; the Parking and Traffic subcommittee; the process; concern with proper vetting; the importance of input from elected officials; creation of a process that includes the City Council all through the process; ensuring that the Bicycle and Pedestrian Advisory Committee (BPAC) does not get too far ahead of the City Council; public outreach and engagement; the TOD process; Brown Act issues; public meetings; the Bicycle and Pedestrian Master Plan active transportation grants; update requirements; concern that slowing down the process could jeopardize funding; clarification that the plan is not meant to address all issues; state requirements to update the plan every 5 years; deficiencies in the existing plan; concern with separate plans running parallel to each other; having a planning tool for budget purposes in place; including Council Member input in the process for the future; ensuring that the City Council is comfortable with the fundamental direction going forward; a suggestion to involve the Parking and Traffic subcommittee in the process; and clarification that money allocated for next year is already included in a previous budget.

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

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ALTA PLANNING + DESIGN TO CREATE A BICYCLE & PEDESTRIAN ACTION PLAN IN AN AMOUNT NOT TO EXCEED \$290,000; 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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Public Hearings

Item PH-1

CC - PUBLIC HEARING: Adoption of Resolution No. 2017-P009 Adopting Mitigated Negative Declaration (MND) P2016-0049-MND and Approving Zoning Code Map Amendment P2016-0049 - ZMCA (PD13) and Comprehensive Plan P2016-0049-CP for an Office/Retail Commercial Development Located at 8777 Washington Boulevard

Jeremy Green, City Clerk, distributed an email that came in late to be included in the public record, as well as a revision to the ordinance with copies available to the public.

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

Sol Blumenfeld, Community Development Director, provided a summary of the material of record noting that correspondence had been received from the applicant's attorney regarding Conditions of Approval.

Michael Allen, Contract Planning Manager, presented an overview of the project.

Heather Baker, Assistant City Attorney, provided corrections to the title, staff recommendation in the agenda and to the recommended motion for the record noting that the format of the vehicle by which the project is being approved had been changed from a resolution to an ordinance but the substance of the resolution is the same as what is included in the ordinance.

Michael Allen, Contract Planning Manager, continued the overview of the project.

Discussion ensued between staff and Council Members regarding consideration of other proposed changes to conditions after the applicant presents the project, and clarification on the Automatic External Defibrillator (AED) .

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

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Marco Velayos, Park and Velayos, provided an overview of the 8777 Washington Project; noted the evolution of the project in response to input; requested approval of the project; and he reported submission of a letter requesting modifications to the Conditions of Approval regarding truck traffic, prohibitions on ground floor retail, and Conditions 124, 125, 146 and 170 which he asserted were not relevant to the project.

Rob Kane, Lincoln Property Company, reviewed benefits of the project; discussed the involvement of HBO in the project; encouragement and incentivization of transit use; community outreach; the public process; and changes made in response to input.

Michael White, Genzler, discussed his experience with other development in the City; noted the importance of working with the City and the community; and he provided an overview of the project including discussion of sustainability, health benefits related to natural light, design elements and materials used.

Glenn Whitehead, HBO, discussed their eagerness to become part of the community and desire to be a good neighbor.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Albert Vera, Jr. expressed support for the project.

Paul Goldstein, Culver City Chamber of Commerce, discussed the business environment in the City and expressed support for the project on behalf of the Chamber of Commerce.

Janice Beighey, Tower Insurance, expressed support for the project noting the sustainable design and proposed mobility plan, and she felt that HBO would be an asset to the City;

Steve Rose, Chamber of Commerce, congratulated the City and staff for awards received on June 9 at the Westside Urban Forum for the Hub District; indicated that he was part of the initial planning for the TOD district; and he expressed support for the project.

Leslie Adler, Culver City Education Foundation, discussed their history of partnerships and she felt that HBO would add to the City.

Beth Stewart, Culver City Education Foundation, expressed support for the project and enthusiasm for potential partnerships with HBO.

Les Surfas discussed his history with the location; expressed support for the project; and he thanked Albert Vera, Sr. for his encouragement to persevere back in 2005.

Michael Hamill expressed support for the proposed project; felt that HBO would be a benefit to the City; and he discussed amenities of the project.

Jamie Hall, Channel Law Group, representing Arts District Residents for Responsible Development, discussed a letter submitted on May 10, 2017 in response to the proposed MND, reported speaking at the Planning Commission Public Hearing; formally withdrew the objection including the CEQA comment letter; he expressed support for the project; and appreciation for the City response to concerns raised and willingness to work with the community.

Bill Feldman expressed support for the project.

Ken Mand expressed support for the project; thanked the developer and contractor for working to address concerns and minimize construction impacts; supported amending Condition 35D to allow the contractor to start their delivery, hauling and concrete activities beginning at 7:00

a.m. weekdays resulting in a shortened construction period; and he noted that the developers had offered to temporarily restripe the left turn lane at Washington and Wesley to allow better access.

Elaine Behnken, Culver City Education Foundation Board, expressed support for the project.

Jody Reichel, Culver City Education Foundation Board, expressed support for the project, excitement at the addition of HBO to the Culver City community, and she hoped that Surfas would remain at the same location.

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

Seth Horowitz
Marcus Tiggs

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

Council Member Sahli-Wells observed wide support for the project; expressed appreciation for efforts to recognize the TOD district and make the location meaningful for the flagship building and firm; interest in ensuring that people take the Metro and reducing traffic; she discussed future visioning; the pilot program for an automated, on-demand shuttle connecting the TOD to downtown Culver City and areas along Jefferson; the study by the Transportation department; the need for seed money to start a pilot project; and she requested support for the pilot study.

Rob Kane, Lincoln Property Company, noted their goal to create a successful Transportation Demand Management program and indicated willingness to contribute to that end.

Discussion ensued between staff and Council Members regarding applicant concerns with specific conditions; Condition 35D; limitations to ground floor retail use; Condition 26; popup uses; art exhibits; alternative wording to indicate other uses as permitted by the City; special permits; cleanup language; and the different scenario for construction trucks.

Glenn Whitehead, HBO, indicated the average number of employees and visitors on site daily and hours present.

Further discussion ensued between project representatives, staff and Council Members regarding clarification on changes to Conditions: clarifying in Condition 32 that bi-weekly meant twice monthly; Condition 35C allowing earlier construction activity in order to reduce the duration of construction; Condition 98 regarding Car Share programming; staff agreement with Condition 152; finding dedicated space for Car Share; deliveries; the drop off area; the refuse truck zone; differing hours for delivery and Ride Share; multi-modal opportunities; defining the time period for refuse pickup; coordination; factors that determine the refuse pickup schedule; multiple bins to be collected; length of time that the trash container would be in front of the restaurant; working through the precise details of trash pickup closer to occupancy; a suggestion that the Condition allow Public Works approval of the details once the time gets closer; and allowing for trash pickups and people pickups at staggered times.

Council Member Eriksson expressed appreciation for the project and to Ken Mand and his group, and he moved to adopt the ordinance.

Additional discussion ensued between the applicant, staff and Council Members regarding adding mobility into the lookback in Condition 172; leasing out excess parking to other businesses in the area in the future; ensuring a cap to commitments being made; gathering data; the lookback; certainty with economic commitments; long-term commitments to HBO regarding parking use; changing technology; ensuring that the City code reflects flexibility; development of TOD rules and regulations; the entitlement; modifications; success in reducing car trips; providing the ability to lease parking; using the space in an innovative way; and adjustments to wording to reflect changes discussed.

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Recess

At 9:45 p.m. Mayor Cooper called a brief recess.

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Reconvene

Mayor Cooper reconvened the meeting at 9:58 p.m. with all Council Members present.

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Item PH-1
(Continued)

CC - PUBLIC HEARING: Adoption of Resolution No. 2017-P009 Adopting Mitigated Negative Declaration (MND) P2016-0049-MND and Approving Zoning Code Map Amendment P2016-0049 - ZMCA (PD13) and Comprehensive Plan P2016-0049-CP for an Office/Retail Commercial Development Located at 8777 Washington Boulevard

Marco Velayos, Park and Velayos, discussed parking; code requirements; when transit will be transformed; the intention to provide flexibility; and a suggestion to add Condition 182 with language to address excess parking.

Discussion ensued between project representatives, staff and Council Members regarding agreement to add the Condition; agreement from the applicant to fund \$100,000 in seed money for the pilot shuttle program; HBO artifacts; and appreciation to the applicant and the community for their work to make a successful project.

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

1. INTRODUCE THE FIRST READING OF THE ORDINANCE WITH THE ADDITION OF CONDITION 182 AND AMENDMENTS TO OTHER CONDITIONS AS DISCUSSED.
2. ADOPT MITIGATED NEGATIVE DECLARATION (MND) P2016-0049-MND AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) BASED ON THE INITIAL STUDY FINDING THAT THE PROJECT, WITH MITIGATION MEASURES INCORPORATED, WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT (ATTACHMENT NO. 9);
3. APPROVE ZONING CODE MAP AMENDMENT P2016-0049-ZMCA (-PD13) AND COMPREHENSIVE PLAN P2016-0049-CP SUBJECT TO THE

CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2017-P009 (ATTACHMENT NO. 3).

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Action Items

Item A-1

CC - (1) Consideration of a Protest Received by Systems Integrated Regarding Request for Proposals No. 1587 for the Culver CityBus: Bus Signal Priority Systems Project; and (2) Consideration of Approval of a Three-Year Professional Services Agreement With Iteris to Design, Furnish, Install, Test, and Make Operational the Bus Signal Priority System (BSP System) in the City in an Amount Not-to-Exceed \$1,533,605.49 with Options for Two Additional Years of Operations and Maintenance Service in an Amount Not-to-Exceed \$179,403.19; and (3) Authorization to the City Manager to Approve Amendments to the Agreement with Iteris in an Additional Amount of \$230,000.00 (15%) for Unanticipated Costs

This item was deferred for consideration on a future agenda.

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Item A-2

CC - (1) Consideration of Direct Financial Assistance in the Amount of \$30,000; Fire, Police, Public Works, and Transportation Department In-Kind Staff Support; and Waiver of the Banner Application Fee for the 51st Annual 4th of July Fireworks Show Charitable Fundraising Event Produced by the Exchange Club of Culver City, a Non-Profit Organization, to be Held on the Campus of West Los Angeles College; (2) Consideration of Designation of the 51st Annual 4th of July Fireworks Show as a City-Sponsored Event; and (3) Approval of a Related Memorandum of Understanding

Shelly Wolfberg, City Manager's Office, provided a summary of the material of record.

Mayor Clarke received clarification that the amount requested was \$6,000 more than last year.

Mayor Cooper invited public comment.

The following member of the audience addressed the City Council:

John Cohen, Exchange Club, discussed the Centennial element of this year's fireworks show.

Discussion ensued between Council Members and Mr. Cohen regarding differences with the location at West LA College; segregating pedestrians and automobiles in entering the show; outreach to encourage public transit; cooperation of Culver City transportation; modified schedules; coordination with Uber and Lyft; the bicycle valet; coordination between the Sheriff's Department and the Culver City Police Department; clarification that no incidents have been recorded; the development of the relationship with West L.A. College; staff turnover at the college; flexibility at the location; establishing a drop off/pick up area with Rideshare companies; the continuous pick up and drop off from Fox Hills; discounts for Uberpool or Lyft Line to encourage multiple riders in one car; providing information on alternative transportation modes; donations vs. contributions; establishing a standardized gate fee; and the Scholarship Luncheon on June 13.

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

1. PROVIDE \$30,000 IN DIRECT FINANCIAL ASSISTANCE AND IN-KIND STAFF SUPPORT AND OTHER CITY COSTS IN THE AMOUNT OF \$16,183 TO THE EXCHANGE CLUB OF CULVER CITY CHARITABLE FOUNDATION, INC. FOR ITS 4TH OF JULY EVENT ON JULY 4, 2017 AT WLAC; AND,
2. DESIGNATE THE 51ST ANNUAL 4TH OF JULY FIREWORKS SHOW AS A CITY-SPONSORED EVENT; AND
3. APPROVE A RELATED MEMORANDUM OF UNDERSTANDING; AND
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item A-3

CC - (1) Appointments and/or Reappointments to the Civil Service Commission; Committee on Homelessness; Cultural Affairs Commission; Fiesta La Ballona; Landlord Tenant Mediation Board; Los Angeles Airport Area Advisory Committee; Parks, Recreation and Community Services Commission; Planning Commission; and Board of Trustees of the Los Angeles County West Vector and Vector-Borne Disease Control District

Jeremy Green, City Clerk, indicated that an opportunity had been provided on June 6 for City Council interviews with an additional notification that interested parties could speak at this meeting.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Ben Patterson indicated that he had applied for the Cultural Affairs Commission and the Vector Control Board and he provided background on himself.

Responding to inquiry, Mr. Patterson discussed what he would contribute to the Cultural Affairs Commission if he were to be appointed.

Jeremy Green, City Clerk, noted that this was the first opportunity for Mr. Hasegawa to speak as his application had been submitted manually, causing a delay in processing.

N. John Hasegawa reported that he currently serves on the Senior Citizen Association and has applied to serve on the Planning, Cultural Affairs, Civil Service and the Parks, Recreation and Community Services Commission; he provided background on himself; and discussed what he could bring to each Commission.

Responding to inquiry, Mr. Hasegawa discussed his preference on which Commission to serve on and he clarified that he had not attended any Commission meetings

yet.

Vice Mayor Small suggested that Mr. Hasegawa also consider service on the Cultural Affairs Foundation Board.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT DARRYL CHERNESS TO SEAT NO. 2 OF THE CIVIL SERVICE COMMISSION FOR A FOUR YEAR TERM EXPIRING JUNE 30, 2021.

Responding to inquiry, Jeremy Green, City Clerk, reported that she had sent an email to all the applicants with an updated list of organizations to apply to in the event they do not get appointed.

MOVED BY MAYOR COOPER, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT LEN DICKTER TO SEAT NO. 2 OF THE CULTURAL AFFAIRS COMMISSION FOR A FOUR YEAR TERM EXPIRING JUNE 30, 2021.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT BRENDA WILLIAMS TO SEAT NO. 1 OF THE CULTURAL AFFAIRS COMMISSION FOR A FOUR YEAR TERM EXPIRING JUNE 30, 2021, AND APPOINT TANIA FLEISCHER TO FILL THE UNEXPIRED TERM FOR SEAT NO. 4, EXPIRING JUNE 30, 2019.

Discussion ensued between Council Members regarding applicants to the Parks, Recreation and Community Services Commission with a suggestion that Paula Amezola be considered for the Committee on Homelessness.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT PALVI MOHAMMED TO SEAT NO. 4 OF THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION FOR A FOUR YEAR TERM EXPIRING JUNE 30, 2021.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT DAVID VONCANNON TO SEAT NO. 2 OF THE PLANNING COMMISSION FOR A FOUR YEAR TERM EXPIRING JUNE 30, 2021.

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

APPOINT ANDREW REILMAN TO SEAT NO. 3 OF THE PLANNING COMMISSION FOR A FOUR YEAR TERM EXPIRING JUNE 30, 2021.

Discussion ensued between staff and Council Members regarding concern with the lack of communication from Kim Gibson.

MOVED BY VICE MAYOR SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT ALEX FISCH TO SEAT NO. 3 AND REAPPOINT FRED PUZA TO SEAT NO. 7 OF THE COMMITTEE ON HOMELESSNESS FOR THREE YEAR TERMS EXPIRING JUNE 30, 2020.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL: REAPPOINT KIM GIBSON TO SEAT NO. 5 OF THE COMMITTEE ON HOMELESSNESS FOR A THREE YEAR TERM EXPIRING JUNE 30, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT PETER CAPONE-NEWTON TO SEAT NO. 2 OF THE COMMITTEE ON HOMELESSNESS FOR A THREE YEAR TERM EXPIRING JUNE 30, 2020.

Council Member Sahli-Wells nominated Katy Krantz to serve as Tenant Member of the Landlord Tenant Mediation Board. Vice Mayor Small expressed support for Katy Krantz and Council Members Clark and Eriksson and Mayor Clarke indicated none of the above.

Discussion ensued between staff and Council Members regarding whether to leave the Tenant Representative seat vacant; when the position would be filled; the fact that the seat has been vacant for some time, and concern with answers submitted.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT JUDY SCOTT TO FILL VACANT LANDLORD REPRESENTATIVE SEAT NO. 2 OF THE LANDLORD TENANT MEDIATION BOARD FOR A TERM ENDING JUNE 30, 2021.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT GARY DUBOFF TO FILL LANDLORD REPRESENTATIVE SEAT NO. 4 OF THE LANDLORD TENANT MEDIATION BOARD FOR THE UNEXPIRED TERM ENDING JUNE 30, 2019.

Responding to inquiry, Stephen Murray indicated that he would be willing to step down as representative on the LAX Noise Roundtable Committee in order to serve on the LAX Area Advisory Board.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT STEPHEN MURRAY TO THE LAX AREA ADVISORY BOARD TO FILL THE UNEXPIRED TERM OF THE VACATED THIRD SEAT, EXPIRING JUNE 30, 2018 CONTINGENT ON HIS RESIGNATION FROM THE ALTERNATE SEAT ON THE LAX NOISE ROUNDTABLE COMMITTEE.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT TASHON MCKEITHAN TO FILL VACANT SEAT NO. 1, OF THE FIESTA LA BALLONA COMMITTEE FOR THE UNEXPIRED TERM, EXPIRING OCTOBER 31, 2020.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT JAY GARACOCHEA AS THE CITY'S REPRESENTATIVE TO THE BOARD OF TRUSTEES OF THE LOS ANGELES COUNTY WEST VECTOR AND VECTOR-BORNE DISEASE CONTROL DISTRICT FOR A TERM FROM JANUARY 1, 2018 - DECEMBER 31, 2018.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT OLGA VAYSBURG TO FILL MEMBER-AT-LARGE REPRESENTATIVE SEAT NO. 2 OF THE LANDLORD TENANT MEDIATION BOARD FOR TERM ENDING JUNE 30, 2021.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT PAULA AMEZOLA TO SEAT NO. 5 FOR A FOUR YEAR TERM ON THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION EXPIRING JUNE 30, 2021.

Discussion ensued between staff and Council Members regarding re-posting the vacancy for the Landlord Tenant Mediation Board; the upcoming vacancy on the LAX Noise Roundtable; costs associated with advertising for the

position; timing of the application period; outreach methods; social media; contacting everyone who applied but was not appointed; and City Council consensus to advertise for unfilled vacancies.

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Item A-4

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

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

Discussion ensued between staff and Council Members regarding clarification on timing of the environmental analysis; current volume data; locker use at Metro; the waiting list; bike racks on Metro property; demand; the need for more bike parking at the Metro station; and the geographic boundary on the west side.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Jim Shanman, Safe Routes to School Coordinator, noted that as the City grows it is essential to create safer routes and connectivity; he discussed Vision Zero; increased usage with protected bike lanes; helping people make the transition to riding bikes; and he expressed support for the item.

Ken Mand indicated that he supported the protected bike lane in concept but felt that further analysis was needed to determine the exact location of the path on Washington; he reported support of locating the protected bike lane on the south side of Washington from Joey Miller; he felt that cost should not be a factor moving forward; and he urged location of the protected bike lane on the south side of Washington.

Andrew Leist, Bicycle and Pedestrian Advisory Committee, described their deliberation of the matter and approval of the plan with the direction to evaluate impacts on the stakeholders between Ince and Robertson, and he asserted that the project was an important step in accomplishing goals of the Bicycle and Pedestrian Master Plan.

Daniel Lee expressed support for moving the project forward; discussed traffic in the area; construction projects; he reported support of the item from Seth Horowitz of the Culver Hotel from a business perspective; and he observed that when business concerns and environmental concerns overlap that is a great indicator from the community to move forward.

Michelle Weiner cited a study indicating that protected bike lanes generate business; discussed savings in health costs; increased real estate values in accessible areas; and she suggested creating transportation for the 21st century and supporting businesses.

Alex Fisch expressed support for the item; discussed the feasibility study; increased safety; closing the regional gap between downtown Los Angeles and the beach; promoting mobility; the economic component; promoting health and sustainability; access; positive affects to downtown businesses; he noted the request for additional analysis; expressed support for a direct route; he pointed out that bicycles put a lot less wear and tear on the roads; and he asserted that bicycles promote community.

Christina Batteate reported being a bicycle commuter to UCLA; expressed support for the project; discussed the many benefits of promoting bicycle use in the City; and she reported positive feedback from residents who are excited use the bike lanes.

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

Steve Rose

Discussion ensued between staff and Council Members regarding clarification that this is the first time the City Council has seen the plan; concern that some alternatives in the report are being dismissed; clarification regarding jurisdiction over the area near

Century Park; creating a Lindblade alternative; consideration of reverse lanes for commuting; creating a no-auto zone in the downtown area; extending the Ballona Creek bike path; other uses for the money to be spent; clarification that the project was started before the TOD Visioning Study; more aggressive options being considered; concern with being locked in to a very narrow set of options; and proceeding with an RFP for the entire scope of work outlining steps to be done with a bail out option.

Further discussion ensued between staff, Council Members and Mr. Leist regarding BPAC consideration of aggressive ideas; concern with taking away travel lanes; traffic issues; the charge of the BPAC; assurances of cooperation from the BPAC; and Brown Act issues.

Additional discussion ensued between staff and Council Members regarding mobility; the Visioning Study; the charge to study a bicycle facility between the Expo and downtown; clarification that a complete mobility study was not the task at hand; the mobility element of the General Plan; City investment; clarification that grant funding is project driven; Ballona Creek; the Bicycle and Pedestrian Action Plan; the bridge project; enhancing connections; jurisdiction issues with Venice; the detour around Lindblade; expenses related to property acquisition; location of the bicycle facility; other places to lock up bicycles; the Robertson extension; adding flexibility and providing alternatives; the importance of the first and last mile connection to the most popular transit line in Los Angeles County; taking the lead rather than having Los Angeles do it; attracting business to Culver City rather than having people go to Los Angeles; the amount of outreach done for the project; evolution of the project from stakeholder input; distribution of the proposed study; a feeling that the project brings together different City programs and is a key piece to mobility; length of time the project has been in process; the limited amount of right of way available; meeting goals of making bicycle travel safe; encouraging transportation within sustainability goals; alleviating traffic and not eliminating travel lanes; moving forward with Bike Share; how the facility supports City goals; community support for the project; being grant ready; competition for funding; support for protected bike lanes; the limited real estate that the City can control; other usage of the space; other potential bike tracks; school connections; opening up access points along Ballona

Creek; competing opportunities; bus ridership; using the shortest, fastest route; using Washington Boulevard whether or not it is the ideal route; moving the bike facility next to the main road; practices of other countries; linking bicycles with transportation systems; how to get the most protected bike lane miles; traffic flow on Washington; best use of money; other mitigations to make things work; concern with spending the money on this before the whole City is considered with regard to bike facilities and connections; adding another bike bridge over Ballona Creek; existing traffic counts; bicycle and pedestrian counts; the concentration of multiple origins and destinations in a small area; filling in the gaps in the regional network; providing a strong connectivity to the core of downtown; the keystone to build upon; communication with businesses; scheduling and incorporating TOD Visioning Study ideas as they relate to this project; coordination; clarification that the Visioning Study is building on the proposed plan as a foundation; difficult policy decisions; concerns with driveways and access; alternative ideas; the minimum level of tradeoffs; opening up additional policy ideas; the plan as the baseline under the policy status quo; providing additional options; acknowledgement that connections would be the same but could possibly be enhanced; waiting for the results of the TOD Visioning before moving ahead; acquiring the property near Century Park School; getting from Expo to the Hayden Tract; maximizing the benefit; reducing congestion; the Strategic Plan; other options that have not been considered; preservation of the option related to the right of way; and keeping options open.

Mayor Cooper moved items 1 and 2 of the staff recommendation.

Additional discussion ensued between staff and Council Members regarding community outreach; ensuring that analysis coming out of the TOD Visioning Study is ready to coordinate with the BPAC analysis; the Robertson intersection; the Carney property; a suggestion to leave language broad; concern with language indicating "the recommended project"; right of way requirements; clarification that any development project would have to appear before the City Council; an observation that in order to ask for a dedication there would have to be a plan in place; and the need for a connection to something tangible.

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

1. RECEIVE AND FILE THE EXPO TO DOWNTOWN BICYCLE CONNECTOR FEASIBILITY STUDY; AND
2. DIRECT STAFF TO CONDITION ANY FUTURE DEVELOPMENTS WITH A REQUIREMENT TO DEDICATE THE RIGHT-OF-WAY NECESSARY TO CONSTRUCT THE PROJECT RECOMMENDED BY THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE; AND
3. DIRECT STAFF TO RETURN TO THE CITY COUNCIL AT THE COMPLETION OF THE TOD VISIONING STUDY.

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Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Adjournment

There being no further business, at 1:04 a.m., Tuesday, June 13, 2017, the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the

Culver City Redevelopment Agency Board adjourned to June 26, 2017.

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

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