

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

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

April 23, 2018
4:30 p.m.

Call to Order & Roll Call

Mayor Cooper called the regular meeting of the City Council to order at 4:30 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 Real Property Negotiators
Re: Real Property Negotiations
(Assessor Parcel Number 4209-002-900-A City-Owned Parcel
Located Adjacent to 4201 Jackson Avenue)

City Negotiators: John Nachbar, City Manager; Charles D. Herbertson, Public Works Director/City Engineer
Other Parties Negotiators: WS Investments Property 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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CS-2 Conference with Legal Counsel - Existing Litigation
Emery Eccles v. City of Culver City et al.
LASC Case No. BC639773
Pursuant to Government Code Section 54956.9(d)(1)

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CS-3 Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation - (Claim of Darnell Davenport)
Pursuant to Government Code Section 54956.9(d)(2)

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CS-4 Conference with Real Property Negotiators
Re: 12337 to 12423 Washington Boulevard,
4601 to 4063 Centinela Avenue, and 4064 Colonial Avenue
City Negotiators: John M. Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton Economic Development Manager; and Murray Kane, City Special Counsel
Other Parties Negotiators: Regency Centers Acquisition, LLC
Under Negotiation: Price or Terms of Payment or Both
Pursuant to Government Code Section 54956.8

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Reconvene

Mayor Cooper reconvened the meeting of the City Council at 6:30 p.m. with all Council Members present.

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Recognition Presentations

Item R-1

CC - Presentation of a Proclamation Designating March 2018 at "DMV/Donate Life California Month 2018"

This item was deferred to a future meeting.

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Item R-2

CC - Presentation of Certificates of Recognition to Members of the Culver City Middle School 2019 Boys' Basketball Team Champions

Mayor Cooper presented the certificates.

DJ Vincent, Coach, expressed appreciation to the City Council for the recognition and acknowledged the hard work of the team and the parents.

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Item R-3

CC - Presentation of a Proclamation Designating April 27, 2018 as "Arbor Day"

Vice Mayor Small presented the proclamation.

Eric Mirzaian, Maintenance Operations Manager, thanked the City Council for the recognition, noted that Culver City has a Tree City USA designation; discussed the pride the City takes in the Urban Forest; and noted the magnitude of the task to take care of the 16,000+ trees in the City.

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Item R-4

CC - Presentation of a Commendation in Honor of the Michelson Found Animals Foundation as They Celebrate Their Achievement of 5,000 Pets Adopted

Council Member Clarke presented a Commendation to the Michelson Found Animals Foundation.

Aimee Gelbreath, Michelson Found Animals Foundation, introduced staff; thanked the City for the honor; and expressed appreciation to the volunteers for their hard work.

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Samantha Blackshire, Fleet Services Manager, provided information on the Culver City Bus participation in the Five Star Bus Rodeo Competition; introduced winners; and she displayed the trophy given to Culver City Bus.

Council Members expressed appreciation for the achievements of Culver City Bus and the excellence of the employees and encouraged publicizing the achievement.

Troy Dunlop, Police Lieutenant, announced that applications were being accepted for the 10th Annual Citizen's Police Academy.

Michael Thought, Europe/Los Angeles, provided background on the organization; discussed goals; West Los Angeles College; corporate partners; financial aid; internships; and the partnership with the Culver City Police Department.

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Regular Session

Mayor Cooper convened the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:01 p.m. with all Council Members present.

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Report on Action Taken in Closed Session

Mayor Cooper indicated nothing to report out of Closed Session.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Keith Jeffreys.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Eriksson encouraged any interested residents to apply for open positions on Commissions, Boards, and Committees before May 23; reported participating in the Historical Witness project at the Wende Museum; and he announced meetings to discuss the Environmental Impact Report (EIR) for the West Basin Water District desalinization project at Richmond Street Elementary School in El Segundo on April 25 and May 12.

Council Member Sahli-Wells referred to fliers in the back of the room listing open positions on Commissions, Committees and Boards; she announced a meet and greet with those currently serving on Commissions, Committees and Boards on May 3; congratulated Council Members elect Daniel Lee and Alex Fisch; invited everyone to honor outgoing Mayor Cooper and Council Member Clarke on April 30; and she received Council consensus to agendaize discussion of a request from the Sister City Committee to rename the Yanji Room at Vets to be the Capo d'Orlando Room.

Discussion ensued between Council Members regarding a request to designate a Sister Cities International Room to free up other rooms for naming and agreement to create a general Sister Cities naming agenda item on an upcoming agenda.

Council Member Clarke reported receiving a Star Kindness Award on Earth Day at Star Eco Station on April 22.

Vice Mayor Small reported serving on a panel for the Creative Economy Conference at West LA College, blowing the horn for the Nike 10K and attending an event at the Wende Museum; he congratulated new Council Members and acknowledged the other candidates in the race for their contributions to the City; and he welcomed Civic Spark Fellows and discussed their work.

Jonathan Dolan and Jose Torres provided background on themselves; discussed their experience serving as Civic Spark Fellows; and thanked the City for the opportunity.

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Joint Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment and discussed procedures for public speaking.

The following members of the audience addressed the City Council:

Mark R. Edwards, Jobs Vision Success (JVS) SoCal, provided background on JVS; discussed efforts to build relationships in the City; collaboration with West LA College; and he expressed hope for additional time at a future meeting to further discuss forming a partnership with the City.

Katherine McKinney discussed the mission of JVS; people served; and she requested an opportunity to speak with the City Council further to discuss how to better work together.

Mayor Cooper received City Council consensus to agendize a presentation from JVS for a future meeting.

Vice Mayor Small reported the need to recuse himself from discussions regarding a mobility implementation study for the Rancho Higuera area due to the proximity of his residence and his working relationship with Rand.

Eric Shabsis, Culver Studios, discussed the Innovation Plan; the community engagement process; neighborhood traffic improvements and mitigation; contribution of seed money for the mobility study for the implementation of the Transit Oriented Development (TOD) study recommendations for traffic circulation in the Rancho Higuera Neighborhood; the need for partnership with City staff; staff engagement and collaboration; public discussion; he requested that the City Council agendize a discussion with Rand on the scope and process; discussed providing an example for other business stakeholders; engagement with corporate stakeholders; and partnerships between businesses and residents to enhance quality of life in the City.

The City Council, with the exception of Vice Mayor Small who was recused, agreed to agendize a discussion with Rand and the Culver Studios on scope and process.

Dr. Janet Hoult expressed appreciation for her reappointment as Honorary Poet Laureate for Culver City; agreed to work closely with the Cultural Affairs Commission; discussed the Centennial Poetry Collection; volunteerism and service in Culver City; and she read a poem in tribute to Mim Shapiro, Mary Ellen Fernandez, and Miriam Schnepf.

Jim Clarke asked that the meeting be adjourned in memory of Miriam Schnepf.

Michelle Weiner, Bike Culver City and Women on Bikes Culver City, reported that Bike Culver City had run the Bike Valet at the Nike 5K on April 22; discussed special events for Bike month in May noting that a calendar with a full listing of events is available at info@bikeculvercity.org; indicated that Bike Culver City would be hosting a Bike to Work Pit Stop with Culver City Bus including refreshments on May 17; invited everyone to attend monthly Handle Bar Happy Hours at the Culver Hotel; she discussed the mission of Women on Bikes Culver City and bi-weekly group rides; encouraging people to bike to work; and she announced a beginning bike skills class for adults at the Culver Palms United Methodist Church on May 26.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported that 4 items had been received for PH-1 and 21 items were received for A-2.

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

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Order of the Agenda

Mayor Cooper received City Council consensus that Action Item A-3 be corrected to be Item C-22 on the Consent Calendar.

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Consent Calendar

Council Member Sahli-Wells asked that Item C-20 be held until after 9:30 p.m. when Gary Mandell would be able to join the meeting.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-4, C-6, C-8, C-9, C-11, C-13, C-14, AND C-16 THROUGH C-19.

Item C-1

CC:HA:SA - Approval of Cash Disbursements

THAT THE CITY COUNCIL: APPROVE CASH DISBURSEMENTS FOR MARCH 17, 2018 TO APRIL 13, 2018.

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Item C-2

CC:HA:SA - Approval of Minutes for the Special Consolidated City Council Meetings on March 19, 2018 and March 20, 2018, and the Regular Consolidated City Council Meeting on March 26, 2018

THAT THE CITY COUNCIL: APPROVE MINUTES FOR THE SPECIAL CONSOLIDATED CITY COUNCIL MEETINGS ON MARCH 19, 2018 AND MARCH 20, 2018, AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON MARCH 26, 2018.

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Item C-3

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report, Thereon for Fiscal Year 2018/2019

THAT THE CITY COUNCIL: ADOPT THE RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2018/2019.

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Item C-4

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2018/2019

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2018/2019.

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Item C-6
(Out of Sequence)

CC - (1) Adoption of a Resolution to Incorporate the Paving of Overland Avenue from Washington Boulevard to Ballona Creek in the List of City Projects to be Funded by SB 1 (The Road Repair and Accountability Act)

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO INCORPORATE THE PAVING OF OVERLAND AVENUE FROM WASHINGTON BOULEVARD TO BALLONA CREEK IN THE CITY'S LIST OF PROJECTS TO BE FUNDED BY SB 1 (THE ROAD REPAIR AND ACCOUNTABILITY ACT) .

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Item C-8
(Out of Sequence)

CC - Approval of an Amendment to the Existing Professional Services Agreement with McCain Inc. for the Adaptive Traffic Control System (ATCS) Project, PL-005 in an Additional Amount Not-to-Exceed \$99,792

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MCCAIN INC. IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$99,792 (IN ADDITION TO THE ORIGINAL \$185,000 CONTINGENCY AUTHORITY) FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005; 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-9

CC - 1) Acceptance of Work Performed by Sully-Miller Contracting Company; (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 2017 Pavement Rehabilitation Project, PS-005 and Culver West Alexander Park Paddle Tennis Court Reconstruction PZ-835

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY SULLY-MILLER CONTRACTING COMPANY FOR THE 2017 PAVEMENT REHABILITATION PROJECT PS-005 AND CULVER WEST ALEXANDER PARK PADDLE TENNIS COURT RECONSTRUCTION PZ-835; 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 TO SULLY-MILLER CONTRACTING COMPANY AFTER THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-11
(Out of Sequence)

CC - Approval of a Three-Year Agreement with Michelin North America Inc. for the Lease of Transit Bus Tires in an Amount Not-to-Exceed \$439,280 (\$236,913.54 Base Amount Plus \$181,747.20 for Two One-Year Options and \$33,493.26 in Contingency Authority)

THAT THE CITY COUNCIL:

- 1) APPROVE A THREE-YEAR AGREEMENT WITH MICHELIN NORTH AMERICA, INC. IN AN AMOUNT NOT-TO-EXCEED \$439,280 (\$236,913.54 BASE AMOUNT PLUS \$181,747.20 FOR TWO ONE-YEAR OPTIONS AND \$33,493.26 IN CONTINGENCY AUTHORITY) FOR TRANSIT BUS TIRE LEASING; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-13
(Out of Sequence)

CC - Award of Construction Contract to G.M. Sager Construction Company Inc., for the Colonial Avenue Alley Paving Project, PZ-295, Community Development Block Grant Project # 601891-17

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO G.M. SAGER CONSTRUCTION CO. INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE COLONIAL AVENUE ALLEY PAVING PROJECT, PZ-295, CDBG PROJECT # 601891-17 IN THE AMOUNT OF \$144,390; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTORY/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$36,098 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-14

CC - Adoption of an Ordinance Amending Culver City Municipal Code Chapter 15.02, Section 15.02.1015 "Building Permit Fees and Inspections," Extending the Waiver of Plan Check and Permit Fees for Solar Photovoltaic Installations for an Additional 10 Years to May 23, 2028

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 15.02, SECTION 15.02.1015 "BUILDING PERMIT FEES AND INSPECTIONS," EXTENDING WAIVER OF PLAN CHECK AND PERMIT FEES FOR SOLAR PHOTOVOLTAIC INSTALLATIONS FOR AN ADDITIONAL 10 YEARS TO MAY 23, 2028.

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Item C-16
(Out of Sequence)

CC - Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the FY17-18 California Department of Transportation Low Carbon Transit Operations Program for the Culver CityBus Line 6 Rapid Service in the Amount of \$129,930

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE FY17-18 CALIFORNIA DEPARTMENT OF TRANSPORTATION LOW CARBON TRANSIT OPERATIONS PROGRAM FOR THE CULVER CITYBUS LINE 6 RAPID SERVICE IN THE AMOUNT OF \$129,930.

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Item C-17

CC - Approval of the Submission of an Application for the FY2018-2019 Caltrans' Sustainable Communities Strategy Transportation Planning Grant Program for the Innovative Mobility Service Planning and Management Study

THAT THE CITY COUNCIL: RETROACTIVELY APPROVE AN APPLICATION TO THE FY2018-2019 CALTRANS' SUSTAINABLE COMMUNITIES STRATEGY TRANSPORTATION PLANNING GRANT PROGRAM FOR THE INNOVATIVE MOBILITY SERVICE PLANNING AND MANAGEMENT STUDY.

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Item C-18

CC - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of Professional Services Agreements with Various Temporary Staffing Agencies

THAT THE CITY COUNCIL:

1. PURSUANT TO CCMC SECTION 3.07.075.E.3, WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES; AND
2. APPROVE PROFESSIONAL SERVICES AGREEMENTS WITH VARIOUS TEMPORARY STAFFING AGENCIES; 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-19

CC - (1) Approval of an Agreement with Asphalt, Fabric & Engineering, Inc. for the Replacement of the Blanco Park Jogging Path for the Base Amount of \$60,330.00; and Authorization to the Public Works Director/City Engineer to Approve Amendments to Such Agreement up to an Additional Amount Not-to-Exceed \$9,050.00 (15% Contingency)

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH ASPHALT, FABRIC & ENGINEERING, INC. FOR THE REPLACEMENT OF THE BLANCO PARK JOGGING PATH FOR THE BASE AMOUNT OF \$60,330.00; AND
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO SUCH AGREEMENT IN AN ADDITION AMOUNT NOT-TO-EXCEED \$9,050.00 (15% CONTINGENCY); 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-7
(Out of Sequence)

**CC - Amendment to Existing Professional Services Agreement
with The Marcos Mendez Company for GIS Services in an Amount
Not-to-Exceed \$50,000**

Mate Gaspar, Public Works Engineer, provided clarification on the nature of services performed by Marcos Mendez.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH THE MARCOS MENDEZ COMPANY IN AN AMOUNT NOT-TO-EXCEED \$50,000; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGE TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10
(Out of Sequence)

**CC - Adoption of an Ordinance Repealing and Replacing
Sections 3.07.005 through 3.07.095 of the Culver City
Municipal Code Regarding the City's Purchasing and
Contracting System**

Mayor Cooper invited public input.

The following member of the audience addressed the City Council:

Ken Mand expressed concern with the availability of information online for the public; he observed that the item changed a large portion of the code; and he questioned the intent of Section 3.07.070 which appears to remove any cost limits on what can be formally bid by City staff.

Discussion ensued between staff and Council Members regarding clarification that comprehensive information had been released when the ordinance was introduced and remains available online; the proposal is for the authority of the

City Manager to be established by resolution; the authority is not unlimited; and the proposed levels are in line with standard practices of other comparable cities in the region.

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE REPEALING AND REPLACING SECTIONS 3.07.005 THROUGH 3.07.095 OF THE CULVER CITY MUNICIPAL CODE REGARDING THE CITY'S PURCHASING AND CONTRACTING SYSTEM.

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Item C-15
(Out of Sequence)

CC - 1) Approval of the Purchase of 718 Square Feet of Right-of-Way Easement at 5450 Higuera Street for the Construction of a Bicycle Transition Lane in the Amount of \$174,000; 2) Appropriate Additional Federal Highway Bridge Program Right-of-Way Funds in the Amount of \$129,254; 3) Discussion of Higuera Bridge Re-Design to Include 'Observation Deck' Area and Direction to the Public Works Director/City Engineer; and (4) Approval of the Existing Agreement with IDC Consulting, Inc. for an Additional Amount Not-to-Exceed \$10,000 for Renderings of the Bridge and 'Observation Deck' for the Higuera Street Bridge Replacement Project, PZ553, BHLS 5240 (026)

Sammy Romo, Project Manager, discussed the design change proposed by the subcommittee to add an observation deck; the request that renderings be presented to the City Council for approval; additional costs; and federal reimbursement.

Discussion ensued between staff and Council Members regarding the major infrastructure project; looking at how to improve the project to make it the best it can be; the ability of the new City Council to make changes; the original drawings; design exploration; and jurisdiction.

THAT THE CITY COUNCIL:

1. APPROVE THE PURCHASE OF 718 SQUARE FEET OF PRIVATE PROPERTY FROM THE OWNER OF 5450 HIGUERA STREET FOR THE CONSTRUCTION OF A BIKE TRANSITION LANE IN THE AMOUNT OF \$174,000; AND,

2. APPROPRIATE ADDITIONAL FEDERAL HIGHWAY BRIDGE PROGRAM RIGHT-OF-WAY FUNDS IN THE AMOUNT OF \$129,254, AND

3. DISCUSS THE SUBCOMMITTEE'S RECOMMENDATION TO RE-DESIGN THE BRIDGE TO INCLUDE AN "OBSERVATION DECK" AREA AND PROVIDE DIRECTION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER AS DEEMED APPROPRIATE; AND,

4. IF THE CITY COUNCIL DIRECTS THE PREPARATION OF RENDERINGS OF THE BRIDGE TO INCLUDE AN 'OBSERVATION DECK', THEN APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH IDC CONSULTING, INC. FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$10,000 FOR THE HIGUERA STREET BRIDGE REPLACEMENT PROJECT, PZ553, BHLS 5240(026); AND,

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

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

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Item C-21
(Out of Sequence)

CC - Approval of Non-Monetary City Sponsorship of Leadership Culver City

Discussion ensued between staff and Commissioners regarding the intent to increase civic engagement; declining membership at the Exchange Club; interest from the Chamber of Commerce; criteria for membership; clarification that there is no cost to the City; the application form; the non-credit course run by West LA College; and the City Council/West LA College Liaison Committee.

THAT THE CITY COUNCIL: APPROVE CITY SPONSORSHIP OF LEADERSHIP CULVER CITY.

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Item C-22
(formerly Item A-3)

CC - (1) Approval of Services to be Provided by the Culver Connect Network (City's Municipal Fiber Network); and (2) Delegation of Authority to the City Manager to Add, Change,

or Remove Services Provided by the Culver Connect Network as Determined Appropriate by the City Manager

Discussion ensued between staff and Council Members regarding availability of high speed fiber internet for residents; ancillary services related to the initial project; getting the initial phase of the fiber program in place; actions of the City of Beverly Hills; the pilot program in the City of Santa Monica; affordable housing residents; school access; equipment; costs; and federal subsidies for schools.

THAT THE CITY COUNCIL:

1. APPROVE THE SERVICES THAT WILL BE OFFERED AND PROVIDED TO USERS OF THE CULVER CONNECT NETWORK AS DETAILED IN THE STAFF REPORT;
2. AUTHORIZE THE CITY MANAGER TO ADD, CHANGE, OR REMOVE SERVICES OFFERED AND PROVIDED BY THE CULVER CONNECT NETWORK AS DETERMINED APPROPRIATE BY THE CITY MANAGER IN HIS/HER DISCRETION;
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-7, C-10, C-15, C-21 AND C-22.

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Item C-5
(Out of Sequence)

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2018/2019

Vice Mayor Small recused himself from the item.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2018/2019.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-12
(Out of Sequence)

CC - Adoption of a Resolution Taking the Necessary Action to Establish the Culver City Section 115 Pension Trust

Mayor Cooper recused himself from the item.

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL: ADOPT A PROPOSED RESOLUTION THAT WILL TAKE THE NECESSARY STEPS TO ESTABLISH THE CULVER CITY SECTION 115 PENSION TRUST.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Jeremy Green, City Clerk, indicated that the resolution would be changed to reflect the signature of the Vice Mayor rather than that of the Mayor.

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Public Hearings

Item PH-1

CC:SA - PUBLIC HEARING - Adoption of Respective Resolutions by the City Council and Successor Agency to the Culver City Redevelopment Agency, Approving Real Property Transfers and a

**Disposition and Development Agreement by and between the
Successor Agency and Culver Public Market, LLC, Related to
the Market Hall Project**

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF THE NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Sol Blumenfeld, Community Development Director, reported receipt of correspondence from the neighborhood; he reviewed the history of the project; discussed discreet actions; clarified that development conditions had to be completed in accordance with project conditions and the Comprehensive Plan; provided an overview of the project; and discussed next steps in the process.

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

Mayor Cooper invited public input.

The following member of the audience addressed the City Council:

Andrew Donnelly expressed concern that issues would not be addressed once the property is transferred; he suggested that a map of the area be displayed while items are being discussed; noted that there were many issues yet the project was still moving forward; discussed safety issues; children on the block; and he questioned what guarantee residents had.

Mayor Cooper indicated that mitigations could be included in the motion passed.

Ted Atkatz pointed out that residents on Colonial were present because they were passionate about the issue; expressed concern with the transfer of land; discussed the price; questioned what would happen with the money; noted resident opposition to the Market Hall; concerns with the safety of children in the area; meetings in the area over the years; he questioned why certain Council Members voted to bifurcate the project against such strong resident

opposition; and he asked for better answers to the problems.

Susana Fattorini discussed comments by the Public Works Director at the previous meeting regarding trash pickup that suggested he had not studied the block; she observed that Sol Blumenfeld continued to assert that he is representing what the community has asked for despite 27 emails to the contrary; she noted that public speakers were not able to come back up and address misrepresentation of what they had been asking for; she discussed the warning of the City Manager that by bifurcating the motion, the City would be putting something into play that had not been studied; the study by the developer of traffic on Colonial and his proposed solution; the statement by the developer that he had not considered using part of the property being developed to address issues; concern that the project is being approved with so much misinformation; the inadequacy of the sketches and answers to questions; and she asserted that residents did not feel heard.

Diane Black echoed comments of previous speakers; discussed numerous meetings and community gatherings over the years; the feeling of the neighbors that they have not been treated with respect or heard; she indicated that the neighbors had mobilized in February to let the City Council know that Mr. Blumenfeld was not adequately representing their point of view nor bringing forth proper information; she noted that the needs of the children, and parking and traffic mitigations had not been adequately addressed; and she asked the City Council not to vote on the item.

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

Discussion ensued between staff and Council Members regarding Conditions of Approval; project entitlements; traffic calming measures; conformance review; items that have to come back before the City Council; the transfer of land and land sale price; fair market value; required procedures; use value; use of the proceeds; involvement of the Public Works Director; traffic volume; cut-through traffic; the cul de sac issue; information provided; providing for a conformance review process including looking at alternatives with respect to Colonial; clarification that the project cannot go forward until

screening and access issues are addressed; clarification that a building permit will not be issued until concerns are addressed; community involvement; outreach; repercussions of the vote to transfer the land; scenarios if the City walked away from the project; concern with mixed messages; finding an alternative that works; addressing traffic concerns on Colonial; redevelopment agency requirements; the Oversight Board; concern with a less desirable project being placed on the site; alternatives for street design and traffic control measures; trash trucks; inadequacy of the garage façade design; clarification that rights would not be given up by moving forward; and the importance of improving the neighborhood.

MOVED BY MAYOR COOPER, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING REAL PROPERTY TRANSFERS AND A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SUCCESSOR AGENCY AND CULVER PUBLIC MARKET, LLC, RELATED TO THE MARKET HALL PROJECT.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD: ADOPT A RESOLUTION APPROVING REAL PROPERTY TRANSFERS AND A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SUCCESSOR AGENCY AND CULVER PUBLIC MARKET, LLC, RELATED TO THE MARKET HALL PROJECT.

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Item PH-2

CC - PUBLIC HEARING: Approval of Proposed Policy Changes Regarding Culver CityBus Fare Payment (i.e. How Fares are Paid)

MOVED BY VICE MAYOR SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF THE NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Samantha Blackshire, Fleet Services Manager, provided a summary of the material of record.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING AND RECEIVE PUBLIC COMMENT.

Mayor Cooper invited public input.

No cards were received and no speakers came forward.

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

Discussion ensued between staff and Council Members regarding making TAP cards more readily available to those who may not take light rail or subways; major transfer stations; installation of a kiosk at the Fox Hills Mall Transit Center; the four locations in Culver City to purchase a TAP card or add money; locations in nearby parts of Los Angeles; outreach; free TAP cards during the transition; making TAP cards available for purchase on buses; eliminating barriers to usage; ease of use throughout the system; proposed regional actions by Metro; sale of TAP cards at retail locations; development of an app and readers; consistency of procedures with other bus systems; the maximum amount allowable to add value; going paperless; clarification that not all transit agencies allow loading of cards on the bus; adding a level of convenience; changing software in the region; allowing for using larger denominations; transfers; and eliminating the use of pennies.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE FOLLOWING POLICY CHANGES REGARDING CULVER CITYBUS FARE PAYMENT (I.E. HOW FARES ARE PAID):

- ELIMINATION OF THE PAPER IAT; LOCAL; AND EMERGENCY TRANSFERS;
- ALL TRANSFERS WILL BE MADE BY USING A TAP CARD;
- PAYMENT FOR THE IAT WILL BE MADE UPON BOARDING THE SECOND BUS, RATHER THAN ON THE FIRST AS IT IS TODAY;
- EXTEND THE IAT WINDOW BETWEEN BOARDINGS FROM 2 TO 2 1/2 HOURS;
- PROVIDE A SINGLE IAT WITHIN THE TRANSFER WINDOW;
- ACCEPT METRO TOKENS UNTIL METRO ESTABLISHES A FINAL DATE OF ACCEPTANCE, AFTER WHICH TOKENS WILL NO LONGER BE ACCEPTED;
- FAREBOX WILL NO LONGER ACCEPT PENNIES; AND

- ABILITY TO ADD MONEY, UP TO \$5.00, TO TAP CARDS AT THE FAREBOX.

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Action Items

Item A-1

CC - (1) Approval to Proceed with Economic Development Strategy (EDS); (2) Approval to issue General Plan Update (GPU) Request for Proposals (RFP) with Minor Modifications; (3) Approval of Update to General Plan Advisory Committee (GPAC) Operating Guidelines; and (4) Direction to the City Manager as Deemed Appropriate

Ashley Hefner, Advance Planning Manager, provided a summary of the material of record noting that firms can propose on both RFPs, and she reported that Council Member Clarke had corrected the proposal due date on page 3 of the RFP released for issuance.

Discussion ensued between staff and Council Members regarding conflicts of interest; policy; agreement by the City Council that members would step down from Committees; the Fiesta La Ballona Chair; actions taking place before October; training; consistency; allowing people to serve out their terms until the GPAC is launched; clarification that the Fiesta La Ballona Committee has no overlap with actions in the General Plan; filing temporary and partial slots; and following the policy that indicates that one cannot sit on more than one body at a time.

Mayor Cooper invited public input.

The following member of the audience addressed the City Council:

Ken Mand felt that more time should be allocated for public outreach and public input meetings; he compared the number of meetings proposed for the GPU vs. the TOD project; and he discussed evaluation criteria in the RFP.

Discussion ensued between staff and Council Members regarding the number of meetings related to the project that are open to the public; evaluation criteria; whether the importance of public outreach had been made clear in

the RFQ; concern with delays to the RFQ for non-substantive changes that would not increase the quality of the applicants; appreciation for the level of detail in the RFQ; the regular appointment process; and agreement to exempt Jeanne Min from the policy as their terms will be expiring.

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

1. APPROVE PROCEEDING WITH THE NEXT STEPS OF THE EDS;
2. APPROVE ISSUANCE OF GPU RFP WITH MINOR MODIFICATIONS;
3. APPROVE UPDATE TO GPAC OPERATING GUIDELINES WITH JEANNE MIN EXCLUDED FROM THE REQUIREMENT TO STEP DOWN; AND
4. DIRECT THE CITY MANAGER AS PROVIDED.

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Item A-2

**CC - Receipt and Discussion of Report and Policy
Recommendations from the City Council Short Term Rentals
Subcommittee Related to Short Term Rentals**

Council Member Clarke provided background on the item noting that the recommendation was to allow regulated short term rentals in Culver City; he discussed property taxes; Transient Occupancy Taxes (TOT); considerations when developing policy; those who rely on short term rentals to stay in their homes; creating affordable housing; ensuring that monthly renters are not evicted in favor of short term renters; hosts that go through agencies that can collect TOT; keeping to one short term rental per property; minimum two-day stay requirements; and the feeling that owners would be more responsible short term rental hosts than renters.

Council Member Eriksson discussed conflicting interests; creating a shorter supply of affordable rental units; limiting short term rentals to those that go through agencies that will collect TOT for the City; average number of days that people rent out their homes for short term rentals in Culver City; time frame and staff resources for the process; and the desire to provide a report before Council Member Clarke leaves the City Council.

Mayor Cooper received clarification that information regarding the average number of days rented per year in Culver City had come from Airbnb.

Jesse Mays, City Manager's Office, summarized subcommittee recommendations.

Heather Baker, Assistant City Attorney, defined Accessory Dwelling Units (ADUs).

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Jean Ballentine discussed her experiences as an Airbnb host; expressed concern with minimum stay limitations; reported no complaints with coming and going from her neighbors; indicated that she did not allow parties; and she opposed the prohibition on multiple bookings.

Council Member Clarke clarified that the concern with people coming and going all the time was related to multiple bookings per day.

Robert Zirgulis, Short Term Rental Owners Association of Culver City, asserted that the major short coming of the Short Term Rentals Task Force was that stakeholders were not included in the process; he asked that the process be started over; felt the recommendations were based on erroneous assumptions about Airbnbs; disagreed that the hospitality industries would be negatively impacted; and stated that businesses in Culver City supported short term rentals.

Crystal Alexander reported that the Finance Advisory Committee (FAC) had asked that the matter of short term rentals be assigned to the Planning Commission due to zoning and financial implications; discussed the limitation on rental days; actions of the City of Los Angeles to collect TOT; relationships with Airbnb; short term rentals already occurring in the City; money for the General Fund that could be used to address homeless issues; and concern with reducing the net revenue possibility by limiting rentals to 90 days per year.

Chuck Clemente expressed concern with the limitation to 90 days per year; indicated that he had been renting his property for the last two years; and he reported on his experiences as an Airbnb host.

Charles Kramer indicated that as freelancer he would not be able to stay in Culver City if the limitation to 90 days per year is enacted.

Joe Stone expressed opposition to limiting rentals to 90 days per year and discussed rental of his triplex.

Tonie Paull discussed the negative impacts of short term rentals; questioned whether Council Members would want to live next door to a short term rental and whether the Task Force had spoken to the neighbors who live next door to short term rentals; expressed concern that power was given to the host while the neighbors had no recourse but to call the police; and she pointed out that there was no budget for enforcement of violations.

Steven Paull noted that it is illegal to rent for less than 30 days; questioned why the City was catering to a small part of the population who wants to make some money; he read comments from Kenny Lieu of the Los Angeles Police Department's Pacific Division regarding quality of life issues, call loads and response times; discussed reliance on host honor and guest compliance for enforcement; studies of other cities indicating that 45-50% of all short term rentals are still done illegally in regulated cities; and he spoke of his experiences in litigation with his neighbor who continues to violate a court-ordered injunction.

Brian Petersen discussed the sharing economy; blurring the line between commercial and private use; trying to find a balance; he felt the recommendations to be one-sided; and he discussed his experience renting out his back house.

Gillian Clark, an Airbnb host, felt safe with the vetting system that the platforms provide; stated that she would not be able to stay in her house without the added income from hosting every day; and she invited Council Member Sahli-Wells to see her house and meet her guests.

Maria Stone felt that the 90 day limit made no sense and she indicated that she needed to rent year round in order to stay in her home.

Jenna Dellamano felt that she was a better community member as an Airbnb host; indicated that three of her neighbors rent from her when their guests come to town; discussed parking around her house; her encouragement for guests to use public transportation and Uber/Lyft; increased patronage of area businesses by guests; the 90 day limitation; and she asked that the City not take away her ability to stay at home with her children.

Benjamin Shaikin reported renting an accessory residential structure not suitable or allowed for a long-term rental through Airbnb; he wanted to see distinctions between the types of units rented; expressed support for the framework; felt the TOT was appropriate; noted that the 90 day cap is controversial; and suggested adopting recommendations with broad support, then addressing actual issues and looking at a cap.

Mike King asserted that the market is driving the process and he felt that if a TOT is going to be enacted like a regular hotel then there should not be a 90 day limit.

Kathy Pryzgoda discussed her positive experiences as an Airbnb host.

David Rusch expressed a preference for neighbors renting out their homes rather than real estate people renting out properties and he discussed his experiences as a host.

Nikkia Sipes expressed concerns with items 3, 5, 6 and 9 in the staff report; indicated that she is a renter; discussed having to relocate; she did not feel that renters should be barred from the short term renter economy; and she felt that hosting was a way to learn about the world.

Patricia Cardoso reported that short term rentals were needed to make ends meet; discussed her positive experiences as a host; and asked that the City Council regulate short term rentals in a fair and reasonable way.

Sara Mineo noted that the comments made tonight on both sides of the issue were the same as those made in August; expressed confusion as to why ADUs were being excluded; questioned the need to assign hosts when one cannot be on site; she reported that she and her neighbors look out for each other; and she

felt that short term rentals encouraged more sharing and more community involvement.

Kathleen Poortinga discussed her reasons for becoming an Airbnb host; stated that they were not taking any housing off of the market; she did not agree with the 90 day cap on hosting; and she discussed her positive hosting experiences.

Penny Brill discussed the amount of money to be made on TOT with a 90 day cap; felt that it would be in the best interests of the City to expand the number of allowable days; noted that taxes could be collected immediately with other issues worked out later; and she discussed her positive experiences as a host and benefits to area businesses.

Kathy McConkey provided background on herself; discussed the need to rent out her home to make ends meet; concern that the recommendations would negatively impact her income; she suggested the City use a median rather than an average to determine the number of days; reported positive experiences and no incidents as a host; and she asked that the City impose no limit on the number of days allowable to rent per year.

Reneau provided background on himself; discussed the need for short term rentals to supplement his income; his experiences renting; and he asked that the City Council consider potential adverse impacts of the recommendations for retirees.

Aimee Caldwell discussed her experiences as a renter, renting out the extra room to supplement her income; expressed concern with impacts to income with a limitation on the number of allowable days to rent per year; and concern with the prohibition on renters being hosts.

G. Antonieta Villamil discussed the need for supplemental income from short term rentals; her experience with predatory lending from Countrywide; and she expressed support for Airbnb.

Don White expressed opposition to short term rentals in residential neighborhoods citing his negative experiences living near one for over a year; discussed problems that come with short term rentals including noise, trash, traffic, parking issues and sometimes rude behavior; he questioned whether people should be allowed to have auto repair shops in

their garages if they need money; and he felt that short term rentals were destructive to the quality of the neighborhood and have no place in a residential neighborhood.

Marla Koosed provided background on herself; expressed opposition to short term rentals in R-1 or R-2 zones noting that residents in R-3 zones might feel differently; discussed maintaining home values and the flavor of the neighborhoods; the current zoning code; she expressed concern with the rush to regulate; she proposed waiting to see what other cities do; she suggested that the same rules and regulations be followed as for instituting permit parking to ascertain agreement of the neighbors who are directly impacted; and she discussed the study by Los Angeles county to determine the effects of short term rentals on housing stock.

Steve Reitzfeld reported serving on the Short Term Rentals Task Force noting that recommendations had come from the subcommittee, not the Task Force; he indicated that he had no influence and was not a host; reported receiving no answer from Airbnb when he asked for the average number of nights rented in Culver City and questioned where that number came from as he felt that 92 was a false number; he noted the number of other home sharing sites in Los Angeles; reported that no one objected to the 14% TOT tax; and he asserted that regular hotels are not be restricted as to the number of nights allowable to be rented.

Bob Bencangey provided background on himself noting that if he is not allowed to supplement his income through Airbnb he will not be able to stay in Culver City.

Mark Galanty reported using short term rentals; discussed flexibility and travelling with his dog; felt it important to consider actions carefully as he felt that other cities would follow the Culver City model; discussed the amount of money spent by visitors at local businesses; expressed support for imposing fines if necessary; discussed those who host as a business and those who rent for supplemental income; allowing for flexibility; and he expressed opposition to a cap on the number of days allowable for rent and support for higher fines.

Jack Galanty reported serving on the Bicycle and Pedestrian Committee (BPAC); expressed support for short term rentals noting that they bring diversity into the community; pointed out that visitors get a sense of the community by staying

within it; and he expressed concern with the 90 day cap noting that people rely on the income.

Jeremy Green, City Clerk, read comments submitted by:

Seth Horowitz
Patricia Ang
Eric Schmid

Responding to inquiry, Jean Ballentine noted that less than 50% of her renters drive and she instructs those with cars to park in her driveway on street cleaning days.

Discussion ensued between staff and Council Members regarding emailed comments; bad neighbors; whether limits to the number of allowable days to rent are appropriate; whether sub-renting should be prohibited; prohibitions to those buying a property for the purpose of short term rentals; vacationers; enforcement; graduated fines; repeat complaints; the requirement to have owners onsite; the ADU exclusion; state legislation to fast track ADUs in R-1 zones to increase affordable housing for long-term renters; helping residents to stay in the community; implementation of TOT before resolving all issues; adding staff to Code Enforcement; addressing complaints; the creative ways that people find to make ends meet in a high cost area; the changing world; imposing restrictions to address issues; allowing people to stay in the City; having a conversation outside of the 90 second public comment period; bringing all stakeholders together; the feeling that units that could be rented long term should not be converted to be short term rentals; whether the owner should be required to be on the premises; preserving permanent housing; actions of the city of Berkeley; concern with putting in regulations that will not be followed; ensuring adequate funding for enforcement; a suggestion for a community survey to obtain a broad range of opinions; a future community meeting to take the temperature and reassess; the Task Force format; differences between parking permit districts and the short term rental situation; concern with spot zoning if neighbors determine whether to allow short term rentals in the community; discretionary approvals; actions of the City of Los Angeles whereby people can petition their neighbors to have the cap on the number of allowable nights to rent expanded; whether short term rental properties take away from a long term rental situation; support from Airbnb; figures provided by Airbnb; allowing flexibility; concern that the Paulls are still having issues

with their neighbor; and moving ahead with the new City Council.

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Item C-20

CC - Consideration of a Request by Gary Mandell to Authorize the Use of City Logo for Hats to be Sold by Boulevard Music at Culver City's Boulevard Music Festival-2018 and at the Boulevard Music Store, with a Portion of the Proceeds to Benefit the Cultural Affairs Foundation and the Remaining Profit to be Retained by Mr. Mandell

Council Member Eriksson questioned the length of time the use would be authorized and clarified that the use would not be exclusive.

Mayor Cooper invited public participation.

The following member of the audience addressed the City Council:

Gary Mandell discussed branding; creating confusion with the use of a generic typeface; and the desire to use the logo in perpetuity.

Staff and Council Members responded to Steve Reitzfeld who reported issues for meeting attendees trying to exit the parking garage.

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

Discussion ensued between staff and Council Members regarding use of the City seal and logo; clarification that there has not been a policy in the past to authorize the use of the City seal or logo for a commercial purpose; setting a precedent; the importance of establishing objective criteria; other requests; putting 100% of the proceeds back into the concert series or the Cultural Affairs Foundation; City Council authority to put a cap on the number of hats sold or the length of time the use is authorized; use of intellectual property; how the logo can be used and what it is associated with; design approval; approval of a temporary license; defining a structure for licensing contracts; the need for an intellectual property agreement; placing a restriction to

distinguish between Boulevard Music and other companies with regard to City sponsored events; merchandising an association with City sponsored events; sale of the items beyond the actual event; the need for additional study; the goal to have hats available for the summer concert series; specific use for the event on a temporary basis; concern with putting the logo on questionable items; concern with a flood of requests from other annual City sponsored events if a policy has not been established; non-commercial efforts; ensuring that usage is a not-for-profit venture; having a trial run while a more comprehensive policy is put in place; costs vs. profits; service marks; status of the City logo; the need to protect the City; fairness and consistency; acknowledgement of the value of the logo; H&M's use of the City name without approval; and support for a pilot study with all profits after expenses going to the City.

Gary Mandell, Boulevard Music, noted that he could use a generic logo and make more money, or make a more appealing hat and make less money, and he discussed design, warehousing and manufacturing costs.

Additional discussion ensued between Mr. Mandell, staff and Council Members regarding selling the hats at the store vs. at the summer concert series; use of a generic logo vs. the City logo; clarification that use of the logo would preclude Mr. Mandell from keeping any profits; measuring the success of the project; imposing a time limit; extra inventory; and the amount to be produced.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: AS A PILOT PROGRAM, AUTHORIZE MR. MANDELL TO USE THE CITY LOGO ON A SPECIFIC NUMBER OF HATS TO BE DETERMINED IN CONSULTATION WITH THE CITY MANAGER TO BE SOLD AT THE CULVER CITY BOULEVARD MUSIC FESTIVAL-2018, WITH THE PROCEEDS OF THE SALE OF THE HATS AFTER EXPENSES TO GO TO BENEFIT THE SUMMER CONCERT SERIES VIA THE CULTURAL AFFAIRS FUND, WITH DIRECTION TO STAFF TO CREATE A POLICY TO ADDRESS THE COMMERCIAL USE OF THE CITY LOGO MOVING FORWARD.

Gary Mandell, Boulevard Music, thanked Mayor Cooper and Council Member Clarke for their service on the City Council.

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Item A-4

CC - (1) Selection of a City Council Strategic Plan Facilitator; (2) Selection of Dates for the City Council Strategic Plan Retreat; and (2) Direction to the City Manager as Deemed Appropriate

Vice Mayor Small thanked Yolanda Gorman for hanging in for the entire meeting and he provided background on Ms. Gorman's credentials.

Council Members expressed support for Ms. Gorman; appreciation to Vice Mayor Small for moving the process forward; and noted the likelihood of changes in the overall direction of the City.

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

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

1. SELECT THE CITY COUNCIL STRATEGIC PLANNING RETREAT FACILITATOR;
2. SELECT MAY 18 AND 19, 2018 AS THE DATES FOR THE RETREAT.

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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

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF MIRIAM SCHNEPP.

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Adjournment

There being no further business, at 12:04 a.m., April 24, 2018, the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Miriam Schnepf to April 30, 2018.

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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, 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, and
Culver City Housing Authority Board