

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

January, 9 2017
6:00 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall.

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

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

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Closed Session

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

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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Reconvene

Mayor Clarke reconvened the City Council at 6:49 p.m. with all Members present.

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Recognition Presentations

Item R-2
(Out of Sequence)

CC - Presentation of a Commendation to Elliot Heffler for 40 Years of Chairing the Culver City Senior Citizen Thanksgiving Dinner

Council Member Sahli-Wells presented the Commendation to Elliot Heffler for his efforts Chairing the Culver City Senior Citizen Thanksgiving Dinner.

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Item R-1

CC - Presentation of a Commendation to the Culver City Lions Club for 35 Years of Sponsoring the Culver City Senior Citizen Thanksgiving Dinner

Council Member Small presented the Commendation to the Culver City Lions Club.

A representative of the Lions Club reported that Harry Culver started the Culver City Lions Club in 1923.

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Item R-3

CC - Presentation of Certificates of Recognition to the Sponsors of the Culver City Senior Citizen Thanksgiving Dinner

Mayor Clarke presented the Certificates of Recognition and thanked those present for their sponsorship of the Culver City Senior Citizen Thanksgiving Dinner.

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Item R-4

CC - A Proclamation in Honor of Dr. Martin Luther King, Jr. Celebration Day 2017

Council Member Eriksson presented the Proclamation to the Martin Luther King Jr. Celebration Committee.

Daniel Lee, Martin Luther King Jr. Celebration Committee, invited everyone to attend the celebration on January 14 at the Senior Center; thanked the City Council and staff for their support of the event; he noted that Culver City is one of the only cities in Southern California that holds an annual event; and he encouraged people to join the Committee and reflect the diversity of the community.

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Item R-5

CC - A Presentation of Certificates of Recognition to the Sponsors of the Culver City Senior Citizen Holiday Luncheon

Mayor Clarke presented the Certificates of Recognition.

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Reconvene

Mayor Clarke convened the Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:06 p.m. with all Members present.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Len Dickter.

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Report on Action Taken in Closed Session

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

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

Scott Bixby, Police Chief, introduced the newest sworn officer of the Culver City Police Department, Calvin Aubrey.

Council Member Eriksson reminded everyone that the Culver City Chamber of Commerce would install new Officers and Directors on January 10 at the DoubleTree by Hilton Hotel.

Council Member Sahli-Wells announced upcoming items from the School District including the State of the District presented by Superintendent Josh Arnold on January 11 at Courtyard by Marriott, and an immigration law workshop at La Ballona Elementary School on January 12.

Vice Mayor Cooper discussed the Culver City Sister City Committee; email received by the City Council voicing concerns about cultural differences with Iksan, South Korea that include the slaughter and consumption of canines; and he asked that the City Council voice their concerns.

The City Council agreed to agendaize a discussion of the treatment of canines in Sister City Iksan, South Korea.

Mayor Clarke thanked the Public Works Department for the completion of the left-hand turn signalization at Duquesne and Jefferson; announced a fashion show celebration on January 22 at the Culver Hotel in honor of Harry Culver's birthday; discussed the recent false shooter report at the Westfield Mall that was perpetuated through social media; and he asked Chief Bixby to address the situation.

Scott Bixby, Police Chief, explained how the incident at the mall began on social media as a teenage gathering and led to many false reports of someone with a gun; he detailed the Police Department response; and he cautioned

everyone about the validity of what they see posted on social media.

Council Member Sahli-Wells suggested people follow the Culver City Police Department on social media and she received clarification on how residents could sign up for Nixle from Lieutenant Jason Sims.

Mayor Clarke asked that the meeting be adjourned in memory of Maryann O'Neill, Gary Audet and former Council Member and two-time Mayor, Dr. James Boulgarides.

Lois Boulgarides spoke about her father and his history with the City.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF MARYANN O'NEILL, GARY AUDET AND DR. JAMES BOULGARIDES.

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Presentations

Item P-1

CC - A Presentation of an Award by the Culver City Middle School Basketball Team to the City Council

Coach DJ Vincent, Culver City Middle School Basketball, thanked the Mayor and Council Members for their support, and he introduced members of the team who presented a plaque to the City Council.

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Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

George Schaertl asked about the City's preparation for the impact of the incoming President of the United States.

Councilmembers responded noting that the City did not receive much direct Federal funding; discussed the stance of the City on hate speech and violence against Muslims; the Police Department's immigration policies; and consideration of making Culver City a sanctuary city.

Nicholas Cregor received confirmation that the City Council had received the latest correspondence between his organization and the City; he spoke about the danger of the hillside neighborhood coming down in a heavy rain; requested an open public hearing on the matter with enough time given to residents to express their views; and he asked that all construction be put on hold until the public hearing could be held.

Mark Rothman expressed his opposition to the proposed Accessory Dwelling Unit (ADU) at 10753 Cranks Road and asked the City to respect the neighborhood by agendizing a discussion of the issue.

Steven Gourley spoke in support of agendizing the ADU item and reiterated the danger of heavy rains to the hillside.

Patricia Mooney, Senior Management Analyst, read a written comment submitted by:

Mark Lorrin

Jennifer Merlis indicted that her opposition to the ADU had already been voiced in an email sent to the City and that the opposition was for safety reasons and not a witch hunt as she knows and likes the Jackson family.

Sean Veder added his support to agendizing the item as the ADU violates the character of the neighborhood and he expressed concern with building on the hillside due to safety issues.

Jennifer Hodur reported on her personal experiences as a neighborhood homeowner whose house was red tagged as a result of a mudslide, which, they discovered later, was not the first in that area, and she felt that the issue should be discussed with all involved parties present.

Melina M. Pillar reported three slides in the area and asked for a moratorium on construction on the Culver Crest

Hillside until thorough studies of the hillside can be completed due to safety concerns.

Troy Jackson, co-owner, 10753 Cranks Road, thanked the City for their help in addressing the concerns of his neighbors; discussed a procedural matter concerning the potential of an adjacent covered deck to be joined with the ADU and thereby exceeding the 600 square foot limit of the unit; and he observed that the neighborhood is self-policing.

Rachelle Jackson, co-owner, 10753 Cranks Road, reported feeling heartbroken by the neighborhood opposition to their ADU; asserted that their life savings were tied up in their property; discussed the hillside; safety; work with the Planning Commission; unauthorized drone flights taking video over their property; concern with the questioning of the credibility of their engineers; and she asked for City Council support of the project.

Patricia Mooney, Senior Management Analyst, read written comments submitted by:

Paul Asai
Daniel Mayeda

Robin Turner provided history on a previous height limit measure that she felt would be broken by the construction and she added that the hillside was made of porous sand that should not be built on.

Sol Blumenfeld, Community Development Director, discussed the efforts of the City on the issue and indicated that staff is open to communication with all concerned parties.

Mayor Clarke asked for and received a consensus to agendaize a discussion of the item.

Discussion ensued between staff and Council Members regarding the scope of the discussion and the history of slides in the area.

Steven Gourley reported that the people who spoke wanted to see a discussion of the future of hillsides including Blair Hills which has had a significant history of slides as well.

Additional discussion ensued between staff and Council Members regarding focusing on hillside building safety; whether Blair Hills would be included in the discussion; support for focusing on Culver Crest; and whether adding or modifying regulations would be a part of the discussion.

Dr. Janet Hoult thanked everyone for their support after the recent loss of her husband; encouraged interested parties to go to wordpainting.net to support poetry in the City; announced the next poetry reading at the Julian Dixon Library in April; she encouraged everyone to submit poems; and she delivered a poem for the first Council meeting of the new year.

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Receipt and Filing of Correspondence

Mayor Clarke noted that correspondence received included email received from Nicholas Gregor.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON JANUARY 9, 2017.

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Order of the Agenda

No changes were made.

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Consent Calendar

Council Members requested that various items be considered separately for clarification and Council Member Sahli-Wells indicated the need to recuse herself from item C-3 due to her AT&T stock ownership and she requested that items C-5 and C-9 be considered jointly so the members of the Committee on Homelessness present could participate.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-4, C-6, C-7, C-10 AND C-11.

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR DECEMBER 3, 2016 - DECEMBER 30, 2016.

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Item C-4
(Out of Sequence)

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner for Use of the Public Right-of-Way along Smiley Drive, Fairfax Avenue and Blackwelder Street

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER FOR 1,067 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ALONG SMILEY DRIVE, FAIRFAX AVENUE AND BLACKWELDER STREET;
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
(Out of Sequence)

CC - Adoption of a Resolution Authorizing the Destruction of Examination Materials in the Human Resources Department Which are More than Two Years Old

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE DESTRUCTION OF EXAMINATION MATERIALS IN THE HUMAN RESOURCES DEPARTMENT WHICH ARE MORE THAN TWO (2) YEARS OLD.

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Item C-7

CC - Adoption of a Resolution Approving an Encroachment Agreement with Freedom Telecommunication dba Wilcon for Use of the Public Right-of-Way Along Washington Boulevard and Kensington Road/Louise Avenue

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH FREEDOM TELECOMMUNICATION DBA WILCON FOR 581 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ALONG WASHINGTON BOULEVARD AND KENSINGTON ROAD/LOUISE AVENUE;
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-10
(Out of Sequence)

CC - Adoption of an Ordinance Repealing and Replacing Sections 9.02.005-9.02.075 ("Fire Code Adoption and Amendments"), and 9.02.200-9.02.240 ("Fireworks") of Chapter 9.02 of Title 9 of the Culver City Municipal Code and Adopting by Reference the 2016 California Fire Code with Local Amendments

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE REPEALING AND REPLACING CHAPTER 9.02, SECTIONS 9.02.005-9.02.075 ("FIRE CODE ADOPTION AND AMENDMENTS"), AND 9.02.200-9.02.240 ("FIREWORKS") OF CHAPTER 9.02 OF TITLE 9 OF THE CULVER CITY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS.

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Item C-11

CC - Approval of an Agreement with McMurray Stern for the Purchase and Installation of Police Department Weapon Storage Lockers and Weapons Racks in an Amount Not-to-Exceed \$55,865.45

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH MCMURRAY STERN FOR THE PURCHASE AND INSTALLATION OF POLICE DEPARTMENT WEAPON STORAGE LOCKERS AND WEAPONS RACKS IN AN AMOUNT NOT-TO-EXCEED \$55,865.45; 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-2
(Out of Sequence)

CC:HA:SA:PA - Meeting Minutes

Council Member Eriksson received clarification that a typographical error on page 25 had been corrected.

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE SPECIAL JOINT CITY COUNCIL/CIVIL SERVICE COMMISSION MINUTES OF DECEMBER 7, 2016 AND THE REGULAR MEETING OF DECEMBER 12, 2016.

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Items C-5 and C-9 were considered jointly.

Item C-5
(Out of Sequence)

HA - Authorization to Solicit Volunteer Enumerators and Donations of Refreshments for the 2017 Greater Los Angeles Homeless Count

THAT THE HOUSING AUTHORITY AUTHORIZE THE COMMITTEE ON HOMELESSNESS TO WORK IN CONJUNCTION WITH THE CULVER CITY HOUSING AUTHORITY TO SOLICIT VOLUNTEER ENUMERATORS AND DONATIONS OF REFRESHMENTS FOR THE 2017 GREATER LOS ANGELES HOMELESS COUNT.

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Item C-9
(Out of Sequence)

HA - Approval of the 2017 Los Angeles Homeless Services Authority Greater Los Angeles Homeless Count Opt-In Memorandum of Understanding

Tevis Barnes, Housing Administrator, provided a summary of the material of record and introduced Dr. Ira Diamond and Karlo Silbiger from the Committee on Homelessness.

Discussion ensued between staff and Council Members regarding how to sign up to volunteer; the schedule for January 25; and encouragement for everyone to volunteer.

THAT THE HOUSING AUTHORITY BOARD:

1. APPROVE THE EXECUTION OF THE 2017 LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA) GREATER LOS ANGELES HOMELESS COUNT OPT-IN MEMORANDUM OF UNDERSTANDING AND;
2. AUTHORIZE HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE HOUSING AUTHORITY EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE HOUSING AUTHORITY.

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Item C-8
(Out of Sequence)

CC - (1) Pursuant to Culver City Municipal Code Section 3.07.075(E) (3), Waiver of Formal Competitive Bidding Procedures; and (2) Approval of a Professional Services Agreement with NBS Inc. ("NBS") for One Year in the Amount of \$29,820.50 for Special Tax Administration Services for West Washington Assessment Districts No. 1 and 2 and District Formation Services for West Washington Area

Improvement Project Phase IV Median Improvements

Council Member Eriksson received clarification that there are no thresholds for these types of waivers.

Council Member Sahli-Wells indicated that previous concerns she had voiced had been addressed in the staff report.

THAT THE CITY COUNCIL:

1. PURSUANT TO CULVER CITY MUNICIPAL CODE (CCMC) SECTION 3.07.075(E) (3), WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES;
2. APPROVE A CONTRACT WITH NBS INC. IN THE AMOUNT OF \$29,820 FOR SPECIAL TAX ADMINISTRATION SERVICES RELATED TO WEST WASHINGTON ASSESSMENT DISTRICTS NO. 1 AND 2 \$5,920.50 FROM ACCOUNTS 42516510.619800 AND 42516520.619800 RESPECTIVELY), AND FOR DISTRICT FORMATION SERVICES FOR WEST WASHINGTON AREA IMPROVEMENT PROJECT PHASE IV MEDIAN IMPROVEMENTS (\$23,900 FROM FORMER REDEVELOPMENT AGENCY TAX EXEMPT BOND PROCEEDS ALLOCATED FOR THE AIP PHASE IV PROJECT);
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-12
(Out of Sequence)

SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2017 through June 30, 2018; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2017 through June 30, 2018; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency

Council Member Small requested a staff report on the item.

Jeff Muir, Chief Financial Officer, provided a summary of the material of record.

THAT THE SUCCESSOR AGENCY BOARD:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2017 THROUGH JUNE 30, 2018; AND,
2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2017 THROUGH JUNE 30, 2018; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-2, C-5, C-8, C-9, AND C-12.

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Item C-3
(Out of Sequence)

CC - Adoption of a Resolution Approving an Encroachment Agreement with AT&T for Use of the Public Right-of-Way Along Washington Boulevard and Tilden Avenue

Council Member Small received confirmation that the installation would not affect the City's fiber.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH AT&T FOR 523 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ALONG WASHINGTON BOULEVARD AND TILDEN AVENUE;
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.

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEM C-3. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearings

Item PH-1

CC - (1) Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Amending Zoning Code Section 17.320.020 - Number of Parking Spaces Required, Table 3-3b - Proposed Amendments Related to Restaurant Parking (Zoning Code Amendment P2016-0149-ZCA); and (2) Discussion of the Proposed Designation of Certain Commercial Districts as Commercial Revitalization Areas in Order to Allow Modified Parking Requirements to Promote Economic Development and Commercial Property Improvement, and Provide Direction Relating Thereto

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

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

Discussion ensued between staff and Council Members regarding the way the areas were identified and if others could be identified later; support for an expanded study; ways of addressing the parking problem; problematic areas; the Commercial Revitalization designation; spillover parking in the neighborhoods; if the parking designation changes with changes to restaurant ownership; and whether the focus should be on downtown parking.

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

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Darrel Menthe, Downtown Business Association (DBA), voiced support for staff efforts on the item.

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

Discussion ensued between staff and Council Members regarding support for the proposal; thanks to previous Councils for their parking efforts downtown; a suggestion to incentivize retail downtown; using economic development tools; limited power with private development; other areas needing economic revitalization; adopting a resolution for area designations at a later date; potential benefits of addressing food service in the Hayden Tract and Smiley/Blackwelder; City Council consensus to ask staff to examine the Sepulveda area, the Hayden Tract, and Smiley/Blackwelder and report back with findings; unique issues faced by the Hayden Tract; encouraging other uses; pop-up uses and special permits; ancillary food service; creative office; food carts at Town Plaza; support to limit the item to the downtown area; low parking impact from small restaurants; shared parking as a broader issue to be addressed; support for the item as a revitalization tool; support for increasing and improving the restaurant and retail base as is appropriate for each neighborhood as needed; having the Parking and Traffic subcommittee look at the issue of parking intrusion; extending benefits from the downtown area to other areas of the City; support for having the Economic Development Committee look at the item and come back with a recommendation; the structure of the amendment; the benefit of having area designations follow soon after adoption of the amendment; a suggestion to adopt the sections the City Council is comfortable with and come back for the rest; possible effects if designations are not made; development decisions; changing areas in the future; whether the item should be split for voting; concern with over-governance; the feeling that West Washington is not in

need of the parking restrictions; additional consideration by the Parking and Traffic Subcommittee; and the Visioning Process with the Transit District.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL:

1. INTRODUCE AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2016-0149-ZCA, AMENDING ZONING CODE SECTION 17.320.020 - NUMBER OF PARKING SPACES REQUIRED, TABLE 3-3B - PROPOSED AMENDMENTS RELATED TO RESTAURANT PARKING; AND

2. DISCUSS THE PROPOSED DESIGNATION OF CERTAIN COMMERCIAL DISTRICTS AS COMMERCIAL REVITALIZATION AREAS IN ORDER TO ALLOW MODIFIED PARKING REQUIREMENTS TO PROMOTE ECONOMIC DEVELOPMENT AND COMMERCIAL PROPERTY IMPROVEMENT, AND PROVIDE DIRECTION RELATED THERETO.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Further discussion ensued between staff and Council Members regarding a timeline for designation recommendations, and a decision to assign the responsibilities for the area designation recommendations to the Economic Development Subcommittee.

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Item PH-2

CC - Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.320.025 - Alternative Parking Provisions - Proposed Amendments to Allow Automated and Semi-Automated Parking in Commercial and Industrial Zones (Zoning Code Amendment P2016-0077-ZCA)

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

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

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2016-0077-ZCA, AMENDING ZONING CODE SECTION 17.320.025 - ALTERNATIVE PARKING PROVISIONS - PROPOSED AMENDMENTS TO ALLOW AUTOMATED AND SEMI-AUTOMATED PARKING IN COMMERCIAL AND INDUSTRIAL ZONES.

Council Member Small received clarification that stacked parking for multi-family housing had been discussed with the vendors but that it would require study.

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Item PH-3

CC - (1) Introduction of an Ordinance Approving Zoning Code Map Amendment P2016-0087-ZCMA to Change the Zoning for the Project Site Located at 3434 Wesley Street from Industrial General (IG) to Commercial General (CG); and (2) Adoption of a Resolution Approving a Density Bonus, P2016-0087- DOBI in Order to Allow the Construction of a Proposed Mixed-Use Project Consisting of 15 Residential Units (Including One Very Low Income Unit), 4,364 Square Feet of Commercial Space, and Ground Level Subterranean Parking Totaling 69 Parking Spaces on the Project Site

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

Peter Sun, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the maximum allowable number of units if State and Local density bonuses were used; very low income requirements; and the rent amount being sought for the other units.

The property owner reported that a regular one-bedroom unit would be in the \$2,200-2,500 range and that, based on income, the very low income unit would be \$700-800.

Further discussion ensued between the property owner, staff and Council Members regarding the size of the very low income unit; staff's assertion that the property owner makes the designation decision; whether zoning changes require community benefits; the density factor in community benefit requirements; and the developer's decision not to maximize density.

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

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Ken Mand expressed support for the project; discussed references to pedestrian orientation in the staff report; issues with making a spot-zoning change before the Visioning Process is complete; the lack of a requirement for a traffic study; the exemption from California Environmental Quality Act (CEQA) analysis; he viewed so many parking spots near the train station as not promoting transit use; and he found public notification on the project lacking.

In response to Mr. Mand, staff expressed disagreement with the spot-zoning claim; discussed the Transit Oriented Development (TOD) designation for the area; traffic study and trip generation determinations applied to the project; the CEQA exemption; the new CEQA document as part of the General Plan update; clarification that the density applied to the project was through a state density bonus law and not related to the TOD proximity; and public notification efforts were detailed.

Further discussion ensued between staff and Council Members regarding the number of parking spots provided; clarification that TOD areas do not currently have a unique parking code and that requests for reduced parking could be made for the very low income units but not the full-market units; clarification regarding higher parking spot numbers due to office space in the building; and using reduced parking requirements as incentive for affordable housing.

MOVED BY COUNCIL MEMBER ERIKSSON, 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 support for the project; disappointment with the timing of project as it relates to the Visioning Process; support for more affordable housing and less parking in the TOD; a request to add a BTAP program; suggestion to ask the developer to volunteer to sponsor a TAP program; a reminder that previous TAP programs were tied to much larger projects with multiple funding sources and that this project was much smaller; whether a landlord can require tenants to participate in a BTAP program; other program options; and a confirmation the developer would be willing to discuss the BTAP program once the City has a proposal.

Further discussion ensued between staff and Council Members regarding the low turnout for the public meetings on the project; concern with moving forward with such a low turnout; ways to increase public awareness through social media; existing City Council policy regarding noticing; possible reasons for the low turnout; support for the plentiful parking provided; the possibility of pooling smaller companies to support a BTAP program; the need to update the 500 foot notification requirement; legal requirements vs. good communication; the location as being the reason the project is designated TOD; TOD related mobility conditions that appear throughout the item; whether the project is the best use for the transit area; reviewing the TOD projects that are in the pipeline; the Planning Commission review process; whether there will be any projects left when the Visioning Process finally happens; reviewing the subject at the upcoming joint session with the Planning Commission; and increasing public communication on future projects.

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

1. INTRODUCE AN ORDINANCE APPROVING ZONING CODE MAP AMENDMENT P2016-0087-ZCMA TO CHANGE THE ZONING FOR THE PROJECT SITE LOCATED AT 3434 WESLEY STREET FROM INDUSTRIAL GENERAL (IG) TO COMMERCIAL GENERAL (CG); AND
2. ADOPT A RESOLUTION APPROVING DENSITY BONUS, P2016-0087-DOBI IN ORDER TO ALLOW THE CONSTRUCTION OF A PROPOSED MIXED-USE PROJECT CONSISTING OF 15 RESIDENTIAL UNITS (INCLUDING ONE VERY LOW INCOME UNIT AT 3434 WESLEY AVENUE).

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Action Items

Item A-1

CC - 1) Consideration of a Proposal for a Public Art Series Titled, 1988, Created for Culver City's Centennial; and, 2) Approval of Related Agreement with Marla Koosed to Produce and Coordinate the Project, Funded from the Cultural Trust Fund as Recommended by the Cultural Affairs Commission.

Christine Byers, Cultural Affairs Coordinator, announced that Marla Koosed would provide a summary of the material in her presentation and she noted two adjustments to the written staff report.

Discussion ensued between staff and Council Members regarding clarifications on the locations and on the art.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Marla Koosed, applicant, provided a slide show presentation; discussed her background and her work with the City; the idea behind the 1988 Series; the focus of the series; the history of the 1988 Arts Ordinance and its cultural and economic benefits; review of the components of the series; background and performance highlights of the Heidi Duckler Dance Theatre; details of the proposed

performances and art; and she indicated that Heidi Duckler was present to answer any questions.

Len Dickter, Cultural Affairs Commissioner, provided background on the project and its relation to the Cultural Affairs Commission; detailed highlights of the 1988 series; reviewed funding sources; discussed fundraising efforts agreed to by the Cultural Affairs Foundation; and reasons the project would not be appropriate for a Performing Arts Grant award.

Patricia Mooney, Senior Management Analyst, read a written comment submitted by:

Simon Hanna

Jeannine Wisnosky Stehlin reported on the Cultural Affairs Commission's vote for the project and reasons behind her abstaining from that vote; she felt the project needed higher scrutiny; the amount is excessive compared to other City funded programs; awarding this amount of money to one entity should require an RFP process; she pointed out that the 2017 Performing Arts award budget was \$76,100 divided between twenty organizations whereas the 1988 series is seeking \$66,354, which is 15 times more than others typically receive; and she noted that the Performing Arts Grant program requires that non-profit grant recipients must match funds by at least 50%.

Rich Cherry, Cultural Affairs Commissioner, discussed his experience at the Broad Museum; marketing; and he noted that the performances could be a way to bring new people to the public art the City has invested in.

Discussion ensued between Marla Koosed, Heidi Duckler, staff and Council Members regarding making videos of the performances and art available on the City website; release forms from the public; clarification that the work product would be City property; support for archiving the videos; Metro co-branding possibilities; a review of the applicant's marketing plan; the public rehearsal process; publicizing the events in the LA Times and KCRW among other media outlets; outreach to the DBA and co-branding opportunities; community outreach; and support for the project as providing a lot of value for the money expended.

Len Dickter, Cultural Affairs Commissioner, discussed social media and the viral nature of the events, and he indicated that maps of locations of the art and the events would be produced and distributed.

Additional discussion ensued between staff and Council Members regarding the temporary art line item not used last year with the money growing to \$50,000 this year; money for temporary art installations earmarked for the Centennial; the lack of staff to implement events and programs; the California and Los Angeles Biennial, the IndieCade Festival and Artwalk; the banner project; history of use of the temporary art line item; the project as a hybrid with its performance component; the Check Point Charlie project; staff resources needed to use an RFP process; project review by staff; review by the Public Art Subcommittee; appreciation to the applicants for the hours and commitment put in to their proposal; the amount requested as large for the type of activity; the inability of the Temporary Art Fund to cover the costs; disagreement with the staff recommendation to reallocate funds from the Art Conservation Fund; concern that maintenance of existing public art would suffer from the reallocation; concern with the lack of a subcommittee recommendation or a unanimous approval in the Cultural Affairs Commission's vote; the need for unanimous support from the subcommittee and Commission for a project of this size; concern that just because the money is available that it has to be spent; size of the project and fund reallocation as main concerns; discomfort with the need for a budget amendment; the awareness of the temporary art line item by community artists; the RFP process triggering community outreach including disclosure of funds; development and associated public art as reasons the fund has carried over from the previous year; fairness to other artists in question with a budget of this size; whether the project could be done on a smaller scale; and clarification that fewer performances would not significantly cut overall costs.

Marla Koosed, applicant, reviewed the thought process behind the project; the artistic intent; reasons for the multiple locations; clarification that production costs keep the budget high even if there are fewer performances; money raised by the applicant; the budget history and how they came to ask for the amount they have; she felt that fundraising would be easier once the event is approved by

the City; and she discussed pricing for non-Culver City residents.

Discussion ensued between the applicants, staff and Council Members regarding handling ticketing at the events; publicizing the event; event insurance costs; permits; marketing costs; previous event turnout for Heidi Duckler performances; and the reason for the lack of a subcommittee recommendation on the project.

Additional discussion ensued between staff and Council Members regarding the distinction between temporary art projects vs. performance art; interactive art; activating permanent artworks in a different way; developer investment; raising consciousness of how art defines a space; having a performance program focusing on the visual art component of the Art in Public Places Program; the code definition of temporary art; staff workload; the workload for the Performing Arts Grant program; increased development; making use of the Commission and the Foundation; sponsors; clarification that the City was not meant to pay for Centennial events; concern with setting a precedent; a suggestion that 25% of the funds provided by the City should be matched; cost benefit of the money expended; concern with event sites and audience generated; the added value of the film; outreach; and branding.

Further discussion ensued between applicants, staff and Council Members regarding the matching portion of the Performing Arts Grants; opening up the fund to submissions from other performing arts organizations; adoption of the budget; staff workload; other projects that have come forward; the relationship of the project to the arts and specifically to the arts program created by the City; timing of the event; the vetting process; the fundamental role of the arts in the renaissance of the City; taking advantage of the opportunity; the banner project; the Secret Life of Swimmers; the value of the project; donor fatigue; broadening the base of support for the Centennial; involvement of the arts community; the unique nature of the series; leveraging the existing Art in Public Places program; marketing and branding of the City; the opportunity for the Centennial to be recognized outside of the City; coverage by the LA Times and arts media outlets; adding substance to the Centennial Celebration; clarification that the money would not otherwise be spent this year; maintenance; the importance

of fiscal responsibility; money generated by the development boom in the City; having a match requirement for the project; the time frame for the project; comparisons with the Summer Concert series; drawing in art critics and the public; attracting business to the City; media and arts companies leading the way in the economy; looking at the project as an investment rather than an expenditure; and making the most of the Centennial.

Council Member Sahli-Wells moved to adopt the staff recommendation.

Mayor Clarke proposed an amendment to cap the amount at \$50,000, requiring a 25% match. The amendment died for lack of a second.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL:

1. SUPPORT THE PROPOSED CENTENNIAL PROJECT TITLED, 1988, WITH A TOTAL OF \$63,854 IN FUNDS FROM THE CULTURAL TRUST FUND; AND,
2. APPROVE A RELATED AGREEMENT WITH MARLA KOOSSED TO PRODUCE AND COORDINATE THE PROJECT; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - Consideration of the Level of Financial Assistance to Provide to and City Sponsorship of the 2017 "Westside Food and Wine Festival" Event Produced by Todd Elliot Entertainment & Event Planning

Discussion ensued between staff and Council Members regarding the Special Events Grant Program.

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

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Todd Elliot, applicant, reported that the Centennial Committee had approved the event; he discussed the focus on restaurants and vendors in the City; and promoting local businesses.

Discussion ensued between the applicant, staff and Council Members regarding Taste of the Nation; outreach to the business community; verbal commitments from restaurants; concern with having a similar event in the same location two weeks later; creating an event for Memorial Day weekend on the westside; distinctions between a one-day event and a three-day event; estimated costs for the Police Department; logistics; staff time; the budget submitted; the reason for the waiver requests; the portion of the proceeds going to a charity; and costs.

Darrel Menthe, DBA, discussed the Centennial approval process; he indicated that there had been no outreach to the DBA; and he expressed concern that outside restaurants would be brought in.

Steven Rose, Chamber of Commerce, expressed concern with a lack of public outreach; discussed the closing of the Expo parking lot and the potential closing of the Town Plaza parking lot during the busy Memorial Day weekend; the Annual Chamber Business Expo; and he expressed concern with supporting a for-profit organization.

Discussion ensued between staff and Council Members regarding appreciation for the effort and desire to do the festival; concern with the lack of information and the lack of commitments from restaurants; development of a process for sponsorship applications; and encouragement to submit an application that would allow the City to examine the event in the larger context.

Todd Elliot, applicant, clarified that he had been in contact with numerous downtown restaurants; asserted that the Culver Expo is a very different event; and he reported that he could not secure Media Park until he had City participation.

Further discussion ensued between Mr. Elliot, staff and Council Members regarding clarification that the event would move forward with or without the sponsorship; the event would be an all-Culver City based Centennial event; a suggestion that Mr. Elliot get letters of interest from the restaurants and support from the Chamber of Commerce and the DBA; the framework for the City to understand the project; the overall budget; projected revenue; percentage of fee waivers in relation to the budget; concern with letting City approval affect the project; and the City Council suggested that Mr. Elliot go through the event sponsorship process.

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Item A-3

CC - (1) Adoption of a Resolution Adopting a City Council Policy Regarding a Special Events Grant Program, as Recommended by the Finance Advisory Committee; and (2) the Creation of the Special Events Grant Program Ad Hoc Subcommittee for the 2017-2018 Fiscal Year Program, and Appointment of Two Council Members Thereto

Jeff Muir, Chief Financial Officer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding off-cycle requests; City Council discretion; concern with leaving ambiguity in the process; promoting the process; inviting those who have been denied to return to make a report on their event for potential sponsorship in the future; the subcommittee; the departure of IndieCade; clarity for applicants; appreciation to staff and the Finance Advisory Committee for making recommendations; and agreement by Council Members Eriksson and Small to serve on the subcommittee.

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

1. ADOPT A RESOLUTION ADOPTING A CITY COUNCIL POLICY REGARDING A SPECIAL EVENTS GRANT PROGRAM, AS RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE; AND
2. CREATE THE SPECIAL EVENTS PROGRAM AD HOC SUBCOMMITTEE FOR THE 2017-2018 FISCAL YEAR PROGRAM; AND
3. APPOINT COUNCIL MEMBERS SMALL AND ERIKSSON THERETO.

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Item A-4

(1) Adoption of a Resolution (a) Providing Additional Service Credit Pursuant to Government Code Section 20903 for Local Miscellaneous Members of the California Public Employees Retirement System (CalPERS); (b) Designating the Window Period as February 1, 2017 to June 1, 2017; and (c) Specifying the Eligible Group of Members; and (2) Authorize the Mayor to Execute the Certification of Compliance with Government Code Section 20903

Serena Wright-Black, Administrative Services Director, provided a summary of the material of record.

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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

1. ADOPT A RESOLUTION (A) PROVIDING ADDITIONAL SERVICE CREDIT PURSUANT TO GOVERNMENT CODE SECTION 20903 FOR LOCAL MISCELLANEOUS MEMBERS OF THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS); (B) DESIGNATING THE WINDOW PERIOD AS FEBRUARY 1, 2017 TO JUNE 1, 2017; AND (C) SPECIFYING THE ELIGIBLE GROUP OF MEMBERS; AND
2. AUTHORIZE THE MAYOR TO EXECUTE THE CERTIFICATION OF COMPLIANCE WITH GOVERNMENT CODE SECTION 20903.

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Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Mayor Clarke announced a joint meeting between the Planning Commission and the City Council on January 25 to discuss short term rentals.

Council Member Sahli-Wells announced Habitat for Humanity meetings for the home application process; she asked that information on that be posted on the City website; reported that the first meeting would be held on January 12; and she received clarification that the Styrofoam ordinance would return to the City Council in February.

Council Member Eriksson reported that he would be attending the Independent Cities Association Winter Seminar on January 28 and he discussed topics to be considered.

Mayor Clarke indicated that he would be attending the U.S. Conference of Mayors in Washington, D.C. and he noted that City Council consensus had been received to agendize a discussion on the Korean dog meat industry.

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Adjournment

There being no further business, at 12:07 a.m., Tuesday, January 10, 2017, the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting in memory of Maryann O'Neil, Gary Audet and Dr. James Boulgarides.

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Jeremy Green

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

JIM B. CLARKE

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