

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

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

December 5, 2016
3:30 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order at 3:30 p.m. in the Mike Balkman Chambers at City Hall.

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

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

oOo

Closed Session

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

CS-1 Public Employee Performance Evaluation
Title: City Manager
Pursuant to Government Code Section 54957

oOo

Reconvene

Mayor Clarke reconvened the City Council and convened the Successor Agency to the Culver City Redevelopment Agency Board at 4:00 p.m. with all Members present.

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Ken Mand.

o0o

Report on Action Taken in Closed Session

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

o0o

Mayor Clarke indicated that three firms would be making proposals to the City for a visioning project for the Transit Oriented Development (TOD) around the Expo station and he explained meeting procedures.

o0o

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

Council Member Sahli-Wells announced a food drive for the Backpacks for Kids program and she encouraged any interested parties to participate noting that additional information was available from the City Clerk.

o0o

Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

No speakers came forward and no cards were received.

o0o

Receipt and Filing of Correspondence

Jeremy Green, Deputy City Clerk, reported that no correspondence had been received.

o0o

Order of the Agenda

No changes were made.

o0o

Consent Calendar

Item C-1

SA - Adoption of a Resolution Approving, and Recommending to its Oversight Board Approval of, (1) the Sale and Transfer of Certain Real Property Located at 8801 and 8803 Washington Blvd., 8829, 8831, 8839, 8841 and 8843 Exposition Blvd., and 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842 and 8846 National Blvd., Culver City, CA (collectively, the Property), to Culver Station, LLC (Developer), in Accordance with the Terms of that Certain Commitment Letter dated January 31, 2012, as Implemented by that Certain Implementation Agreement (Washington National), dated as of October 21, 2014 (as Amended), Pursuant to the Authority of the Long Range Property Management Plan Approved By The California Department Of Finance On March 18, 2014; (2) the Grant Deed to Effectuate Said Disposition of the Property; (3) the Successor Agency's Remittance of the Net Purchase Price Proceeds Received by the Successor Agency After Close of Escrow to the Los Angeles County Auditor-Controller for Disposition to Taxing Entities; and (4) all Related Actions

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

1. ADOPT THE PROPOSED RESOLUTION APPROVING, AND RECOMMENDING TO ITS OVERSIGHT BOARD APPROVAL OF, (1) THE SALE AND TRANSFER OF CERTAIN REAL PROPERTY LOCATED AT 8801 AND 8803 WASHINGTON BLVD., 8829, 8831, 8839, 8841 AND 8843 EXPOSITION BLVD., AND 8824, 8825, 8828, 8830-8834, 8836,

8838, 8840, 8842 AND 8846 NATIONAL BLVD., CULVER CITY, CA (COLLECTIVELY, THE PROPERTY), TO CULVER STATION, LLC (DEVELOPER), IN ACCORDANCE WITH THE TERMS OF THAT CERTAIN PROPERTY), TO CULVER STATION, LLC (DEVELOPER), IN ACCORDANCE WITH THE TERMS OF THAT CERTAIN COMMITMENT LETTER DATED JANUARY 31, 2012, AS IMPLEMENTED BY THAT CERTAIN IMPLEMENTATION AGREEMENT (WASHINGTON NATIONAL), DATED AS OF OCTOBER 21, 2014 (AS AMENDED), PURSUANT TO THE AUTHORITY OF THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014, (2) THE GRANT DEED TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY (ATTACHMENT NO. 2), (3) THE SUCCESSOR AGENCY'S REMITTANCE OF THE NET PURCHASE PRICE PROCEEDS RECEIVED BY THE SUCCESSOR AGENCY AFTER CLOSE OF ESCROW TO THE LOS ANGELES COUNTY AUDITOR-CONTROLLER FOR DISPOSITION TO TAXING ENTITIES, AND (4) ALL RELATED ACTIONS.

2. DIRECT THE EXECUTIVE DIRECTOR TO TAKE ACTIONS AND TO EXECUTE ALL DOCUMENTS, INSTRUMENTS, AND AGREEMENTS NECESSARY OR DESIRABLE ON BEHALF OF THE SUCCESSOR AGENCY IN ORDER TO IMPLEMENT AND EFFECTUATE THE SALE AND TRANSFER OF THE PROPERTY TO THE DEVELOPER IN ACCORDANCE WITH THE ORIGINAL AGREEMENT AND THE IMPLEMENTATION AGREEMENT, AND TO EFFECTUATE ALL OTHER ACTIONS APPROVED BY THE RESOLUTION, AND TO ADMINISTER THE SUCCESSOR AGENCY'S OBLIGATIONS, RESPONSIBILITIES, AND DUTIES TO BE PERFORMED PURSUANT TO THE RESOLUTION AND ALL DOCUMENTS, INSTRUMENTS, AND AGREEMENTS REQUIRED BY AND FOR THE SALE AND TRANSFER OF THE PROPERTY FROM THE SUCCESSOR AGENCY TO THE DEVELOPER.

o0o

Action Items

Item A-1

(1) Discussion of Consultant Selection for the Preparation of a Visioning Study for the Culver City Transit Oriented Development (TOD) District; and (2) Direction to City Manager as Deemed Appropriate

Mayor Clarke indicated that the City Council would take a short break between each presentation and he requested feedback from the subcommittee regarding the process and expectations.

Council Member Small noted that the TOD is one of the most important things that the City would be doing; he discussed cut-through traffic; effects of development on the region; the search for solutions to neighborhood concerns; development of a plan to improve mobility and circulation; outreach to the neighbors; enacting recommendations; the need for innovation and experience; the number of firms that submitted proposals; addressing specific concerns; and the three teams making presentations.

Vice Mayor Cooper discussed pass-through traffic; the candidates that submitted proposals; familiarity with the area; and community participation.

Paul Moore, Nelson Nygaard, provided background on the company; discussed their experience; negative effects of a huge arterial running through the community; finding the right balance; transportation barriers; the first and last mile; cut-through trips; incentives to take advantage of options; building upon work the City has already done; adjacent areas; coordination with Los Angeles; and uncovering the vision.

Leigh Christy, Nelson Nygaard, discussed their fundamental approach; transformation by design; the community engagement gap; diversity of uses; building on existing efforts; work done with LA Metro; enlivening the street presence; access; integration of options into the urban fabric; atypical street grids; prioritization; connectivity; and creating an implementable vision.

Amber Hawkes, Nelson Nygaard, discussed outreach; community engagement; clarity of the process; flexibility; traditional community workshops; determining a clear message from each session; holding a community pop-up; tactical and creative urbanism; previous outreach efforts; creating a fun and engaging experience for the community; building upon existing social media outreach; reaching pass-through drivers; refining strategies; walk and bike workshops; and temporary wayfinding signage.

Paul Moore, Nelson Nygaard, discussed the community process; the technical process; incentivizing people to use alternative transportation; managing resources; making transit the easy and logical choice; the bike network;

level of comfort for bicycle riders; commute trips vs. other trips; addressing the 8-80 audience; incentivizing tools; filling first mile/last mile gaps; use of curb space; autonomous vehicles; making people aware of tools; monitoring progress; trade-offs; limited street space; documenting the process; and the timeline.

Discussion ensued between Nelson Nygaard representatives and Council Members regarding questions provided by Ken Mand; experience and successes in public collaboration; challenging issues addressed in the past; trading right of way; dealing with multiple parties; assumed solutions; expanding the conversation; looking at issues in a holistic framework; construction logistics and management; communication; young families moving into the arts district; use of greenspace; recommendations that may not be well received by the City of Los Angeles; taking the region into consideration; adjusting if more community meetings are needed than were planned for; staying flexible with clients; addressing pass-through traffic; managing things the City has control of; input into the plans coming forward from Los Angeles; potential benefits or conflicts related to Nelson Nygaard's work with the City of Los Angeles; tactical urbanism; pop-ups; appreciation to the subcommittee and Council Member Small for bringing the item forward; concern with compartmentalization; communication with different constituencies; establishing a community or technical advisory committee; injecting affordability into the process; complete communities; urban runoff; CycLAVia; the Bicycle and Pedestrian Master Plan; Ballona Creek Bike Path; the Metro agreement; getting agreement with the idea that cut-through traffic will always exist and must be managed; trade-offs; changing technology; autonomous vehicles; capitalizing on changes as they happen; repurposing space; having a plan to anticipate and react to changes; and sustainable strategies.

oOo

Recess/Reconvene

Mayor Clarke called a brief recess from 5:20 p.m. to 5:29 p.m.

oOo

Item A-1
(Continued)

(1) Discussion of Consultant Selection for the Preparation of a Visioning Study for the Culver City Transit Oriented Development (TOD) District; and (2) Direction to City Manager as Deemed Appropriate

Mayor Clarke discussed meeting procedures.

Marty Borko, Gensler, related previous experience working with the City and introduced his team; discussed anticipating changes rather than being reactive; looking beyond the immediate study area; looking at the larger context; taking a multi-platform approach; the Five Key Platforms; drivers for the mobility patterns; understanding parking strategies; first and last mile; technology and policy; Vision Zero; drivers impacting the study area; and the study in Monterey, Mexico.

Dylan Jones, Gensler, discussed looking at mobility systems as a whole; place-making; parking strategies; costs; the importance of choice; creating better communities; Metro's first/last mile plan; leveraging resources; and policy.

Ashley Hand, CityFi, discussed leveraging technology to provide greater choice; scaling solutions for day-to-day functions; aligning demand, resources and community; trip planning tools; managing how change will impact the City in the long-run; development of a transportation technology strategy; focusing on the goals of livability, sustainability and connectivity; adapting operations to meet the changing needs of the community; and providing decision-making capacity over many generations rather than just near-term solutions.

Morgan Whitcomb, Gensler, discussed Vision Zero strategies; the holistic vision of safety; the culture of transportation; and programs they have developed for other cities.

Marty Borko, Gensler, discussed the importance of having a global perspective and meaningful community involvement throughout the process.

Jim Oswald, Gensler, discussed the community engagement process; guided tours or walkabouts; gathering information about the existing condition; community open houses; and strategy summits.

Marty Borko, Gensler, discussed understanding mobility; taking a pro-active approach; engaging the community in the discussion; families and demographics; livability; safety; promoting movement in the City; working with the City of Los Angeles; and different mechanisms to engage the community.

Discussion ensued between Council Members and Gensler representatives regarding work with transportation network companies; measuring for success; holding partners accountable to outcomes; the community engagement process; the time frame; work with Metro; operational challenges; overlapping interests; logistics; funding; the community focused process and product; conflicting priorities between constituencies; the walkabout; participation by the development community; different ways for the community to interact; open houses; natural dialogue; previous experiences and projects Gensler has been involved with in Culver City and in other locations; the social media component; how many projects get built; follow-up on implementation; affordability and displacement; equity; the importance of a serious strategy for affordable housing in the TOD; appreciation for Vision Zero; alternative modes of transportation; traffic; providing relief to the abutting neighborhoods; the challenge of looking at all of the modes and systems working together; moving away from development driven mitigations; better livability in the City; the relationship between Gensler and the City of Los Angeles; public/private partnerships; tools the City can use to change the way people are using navigation systems; policies on the City level; moving traffic through quickly while also having people stop and shop; changes over time; economic development; community development; mobility systems; the complexity of the organism; and City Council involvement in the process.

Mayor Clarke invited public comment.

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

Erik Paesel

Discussion ensued between Gensler representatives and Council Members regarding bold solutions to solve issues.

o0o

Recess/Reconvene

Mayor Clarke called a brief recess from 6:39 p.m. to 6:49 p.m.

o0o

Item A-1
(Continued)

(1) Discussion of Consultant Selection for the Preparation of a Visioning Study for the Culver City Transit Oriented Development (TOD) District; and (2) Direction to City Manager as Deemed Appropriate

Mayor Clarke discussed meeting procedures.

Bill Fain, Johnson Fain, provided background on the company and on consultants, Steer Davies Gleave (SDG) and KOA Corporation; he discussed the complicated nature of the site; competition for space; and getting people to use alternative modes of transportation.

David Alpaugh, Project Manager, introduced the team working on the project and discussed recent projects completed by Johnson Fain.

Mary Riemer, SDG, discussed projects that SDG has worked on.

David Alpaugh, Johnson Fain, discussed KOA; community engagement; congestion; compression of movement; the mix of uses in the downtown area; connectivity; analytic tools; and the public process.

Andrea Pavia, SDG, discussed tools to help identify issues and objectivity; creating a framework; prioritizing interventions; the Complete Street approach; locational uses for each street; analytic tools; design tools; social demographics; prioritizing investment and interventions;

public engagement; the evaluation matrix; customization of criteria; existing conditions; and identifying different users within the network.

David Alpaugh, Johnson Fain, discussed the importance of public engagement; the process; the potential for additional meetings; and technological tools for public input.

Craig Nelson, Johnson Fain, discussed reaching those unable to attend workshops; online platforms to share ideas; providing an interactive map to record ideas and feedback; data created through apps; determining how people are using the network; the community experience; and building an online community to support the workshops.

David Alpaugh, Johnson Fain, indicated that the different methods would work together to enrich the data and the dialogue; discussed potential outcomes; Transportation Demand Management; changing behavior on a large scale; employer behavior vs. small scale changes; wayfinding; Complete Streets; traffic calming; traffic diversion; creation of a menu of interventions at a variety of scales; longer-range solutions; addressing short-term options and creating long-term goals; strategies for implementation; creating a toolbox of funding strategies and legal and policy modifications; background information; reconciling local concerns with broader interests; encouraging walkability and bikeability; changing attitudes; incrementalizing behavior change; the construction period; the educational function; introducing small-scale changes; young families in the Arts District; land-use destinations; the appetite for innovation in younger communities; making unpleasant recommendations to the City of Los Angeles; the importance of being collaborative and knowing who to collaborate with; time budgeted for public outreach; traffic diversion; balancing implementation of programs; establishing redundancy; consideration of the problem to be solved; and balancing the concerns of different groups.

Bill Fain, Johnson Fain, discussed collaborating with Los Angeles.

Discussion ensued between Council Members and Johnson Fain representatives regarding unrealized projects presented; lessons learned; the Specific Plan; TOD Land Use Planning;

catalytic projects at the Transit Center; the mix of uses; facilitating conversations between conflicting constituents; creating a sequenced task list; testing what has been done; planning for sustainability; affordability as a part of TOD; bonuses; increased demand; the importance of not having pre-conceived notions; facilitating opportunities for different interests to meet and create a shared vision; creative generation and illustration of options; defining a successful outcome; avoiding displacement; making it more difficult to use cars; the amount of time allocated for community engagement; experts brought in to engage the community; the website creation tool; distilling ideas through the workshop process; infrastructure improvements; anticipating future land-use and traffic patterns; behavior change; instructing neighboring cities on options to get to Culver City; retaining important uses; moderation on the website; the interactive project timeline; the community engagement process; not molding the process to achieve the outcome; worldwide experience; having the courage to make difficult recommendations; and next steps in the process.

The Johnson Fain team exited Council Chambers.

Discussion ensued between staff and Council Members regarding discrepancies in prices; the ability of the City to absorb costs; flexibility of the applicants; choosing different elements of the plans; the need for a budget amendment to fund the process; whether the price tag should be a main criteria in the decision; duration of the contract; billing rates; use of different tools; allowing time to absorb the information; unanswered questions; concern that Johnson Fain should have dealt with these issues before; projects that were not completed at Parcel B and Town Plaza; insights gained by Gensler in their experience with Los Angeles; appreciation for pop-ups; place-making; buy-in from the community; modeling in real life; Vision Zero; the Happiness Factor; nearby amenities; and appreciation for international experience.

Mayor Clarke invited public participation:

The following member of the audience addressed the City Council:

Ken Mand expressed support for Johnson Fain.

Additional discussion ensued between staff and Council Members regarding concern that Gensler would not listen to the community; support for the approach of Nelson Nygaard; background on the firms; level of experience; the unusual nature of the project; finding new solutions; corporate culture; commitment and work of the City; not holding the past against Johnson Fain; the importance of community participation in the process; advantages of Johnson Fain; concern with voting on the project quickly; the lack of a Policy Toolkit with Johnson Fain; responses to the affordability question; different strengths with each team; addressing incoming traffic; input from community members who cannot get out to meetings; counter offers; reducing risks while providing mobility; Complete Streets; and agreement to defer the decision to the December 12, 2016 City Council meeting with questions forwarded to staff in the meantime.

o0o

Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

o0o

Items from Council Members

None.

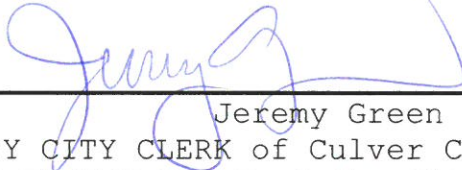
o0o

Adjournment

There being no further business, at 9:13 p.m., the City Council and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting.

o0o

December 5, 2016



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, California



JIM B. CLARKE
MAYOR of Culver City, California and CHAIR of the
Successor Agency to the Culver City Redevelopment Agency
Board