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

December 14, 2015
5:00 p.m.

Call to Order & Roll Call

Mayor O'Leary called the meeting of the City Council and the Successor Agency to the Culver City Redevelopment Agency Board to order at 5:00 p.m. in the Mike Balkman Chambers at City Hall.

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

*Council Member Cooper joined the meeting at 5:10 p.m.

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 and the Successor Agency to the Culver City Redevelopment Agency Board recessed to Closed Session to consider the following items:

CS-1 CC - Conference with Legal Counsel – Existing Litigation
Re: Karen Gibson Roc v. City of Culver City
Case No. BC 531502
Pursuant to Government Code Section 54956.9(d)(1)

CS-2 CC – Public Employee Performance Evaluation
Title: City Attorney
Pursuant to Government Code Section 54957

CS-3 CC - Conference with Legal Counsel – Existing Litigation
Re: City of Inglewood et al. v. City of Los Angeles et al. (LAX)
Case No. 56-2014-00451038-CU-WM-OXN
Pursuant to Government Code Section 54956.9(d)(1)

CS-4 CC:SA - Conference with Real Property Negotiators
Re: 9300 Culver Boulevard (Parcel B)
City and Successor Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Assistant Executive Director/Community Development Director
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

CS-5 CC - Conference with Labor Negotiators
City Designated Representatives: John Nachbar, City Manager; Serena Wright, Director of Human Resources
Employee Organization: Culver City Employees Association, Culver City Police Officers Association, Culver City Police Management Group, Culver City Management Group, Culver City Firefighters Association; Culver City Fire Management Group
Pursuant to Government Code Section 54957.6

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Reconvene

Mayor O'Leary reconvened the City Council and Successor Agency to the Culver City Redevelopment Agency Board, and convened the Housing Authority Board meeting at 7:00 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The invocation was led by City Manager John Nachbar, and the Pledge of Allegiance was led by Scott Wyant.

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Report on Action Taken in Closed Session

Mayor O'Leary indicated nothing to report out of closed session.

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Community Announcements by City Council Members/ Information Items from Staff

Council Member Clarke and Vice Mayor Weissman discussed the passing of Susan Berg and her accomplishments.

Council Member Sahli-Wells asked that the meeting be adjourned in memory of those killed in the San Bernardino shootings noting that she had participated in an inter-faith dialogue at King Fahad Mosque on December 13; she discussed the importance of peace in the face of fear; recent attacks on mosques; direct and indirect victims of terrorist violence; bullying of Muslim students at schools; the importance of education and sending a message of tolerance; and she reported the passing of Helen Kent and Kari Fretham.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, IT BE ADJOURNED IN MEMORY OF SUSAN BERG, HELEN KENT, KARI FRETHAM AND THE VICTIMS OF THE SAN BERNARDINO SHOOTINGS.

Council Member Clarke reported attending a community meeting at El Rincon School about how to address issues with coyotes in the City.

Lieutenant Sam Agaiby of the Culver City Police Department discussed pertinent points of the presentation on coyotes in the City; reported numerous coyote sightings in the Culver Crest area since the summer; he noted that the issue is not unique to Culver City; discussed creating conditions of habituation; changing human behavior; hazing the coyotes; coordination with the California Department of Fish and Wildlife; working as a community to address the issue; Wildlife Watch; and he indicated that additional information was available with a more in depth presentation to be made in the future.

Discussion ensued between staff and Council Members regarding attacks on pets; public safety; and a request to have the Department of Fish and Wildlife make a presentation.

Martin Cole, Assistant City Manager/City Clerk, reported a clerical error that required item C-9 to be pulled from the agenda for correction, and he asked that the public hearing for item PH-5 be opened and then continued to February 8, 2016 due to noticing issues.

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Joint Public Comment – Items Not on the Agenda

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Dr. Janet Hoult discussed the work of the Disability Advisory Committee and read a poem about being disabled.

Leslie Gardner and Jamie Wallace, Culver City Unified School District CCCPTA Back Pack for Kids, discussed the number of families being served; the number of students receiving free or reduced priced lunches daily; the Backpacks for Kids program; distributed fliers on how to donate to the program; and noted that additional information is available at www.ccbackpacksforkids.com.

Council Member Sahli-Wells noted the program was entirely volunteer run, and she commended the volunteers for their work.

Justin Rezvani discussed the technology company that he founded and developed in Culver City.

Discussion ensued between Council Members and the speaker regarding the City’s municipal fiber optic program; influential marketing; and internships.

Mathew Keller discussed coyote intrusion; coyote control; hazing measures; reversing the habituation process; Proposition 4; concern with attacks on children; coyote management programs; and he asked that Culver City follow the actions of other area cities.

Council Member Cooper asked that Mr. Keller provide information to the City Manager.
Barbara Silverstein thanked the Lions Club for donations that made the Thanksgiving Dinner possible at the Senior Center, and she discussed plans for Christmas.

Mayor O'Leary discussed the menu and donations for the upcoming Christmas dinner planned for the Senior Center.

Rich Kissel, Culver Crest Neighborhood Association and Neighborhood Watch, asked that the City work to address coyote intrusion; discussed a recent meeting to discuss the issue; short and long term solutions; neighborhood commitment; state intervention; the level of coyote habituation; and he asked that the City coordinate with the Department of Fish and Wildlife.

Discussion ensued between staff and Council Members regarding consensus to put the item on a January agenda; the need for quick action; ensuring that a plan is in place; levels of human interaction; a suggestion to have a representative from the Department of Fish and Wildlife present at the meeting; and clarification that Damian Skinner would attend the Santa Monica Bay Restoration Commission meeting in place of Mayor O'Leary who is unavailable (at which meeting a representative from the State Department of Fish and Wildlife is present).

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Receipt and Filing of Correspondence

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

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence was received by the City Clerk's Office before 4 p.m. on the following items: C-10, PH-3, PH-6 and PH-8 and such correspondence had been made part of the official City record with copies provided to the City Council.

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Consent Calendar

Martin Cole, Assistant City Manager/City Clerk, reported that item C-9 had been pulled.

Item C-1

CC:HA:SA Cash Disbursements

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 31 – DECEMBER 4, 2015.

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Item C-2

CC:HA:SA Meeting Minutes

Council Member Sahli-Wells provided the correct spelling for Elliot Hefler's name on page 3 of the November 16, 2015 meeting minutes.

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 9, 2015 AND THE SPECIAL MEETING OF NOVEMBER 16, 2015 (JOINT WITH THE PLANNING COMMISSION).

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Item C-3

HA - Authorization to Solicit Volunteer Enumerators and Donations of Refreshments for the 2016 Greater Los Angeles Homeless Count

Council Member Sahli-Wells thanked the Committee on Homelessness and the volunteers who turn out for the Count, and she provided statistics on the number of homeless individuals in Los Angeles County, noting the magnitude of the issue.

THAT THE HOUSING AUTHORITY BOARD: AUTHORIZE THE COMMITTEE ON HOMELESSNESS TO WORK IN CONJUNCTION WITH HOUSING DIVISION STAFF TO SOLICIT VOLUNTEER ENUMERATORS AND DONATIONS OF REFRESHMENTS FOR THE 2016 GREATER LOS ANGELES

HOMELESS COUNT.

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Item C-4

CC - FOUR-FIFTHS VOTE REQUIREMENT - Approval of (1) a Budget Amendment Appropriating $80,000 of Proposition C Discretionary Funds to the Transportation Department, (2) A Lease Agreement with Shuttle Bus Leasing for the Acquisition of Two Advanced Design, Heavy-Duty, Low Floor, New Flyer Compressed Natural Gas (CNG) Transit Buses for a Term Ending on June 30, 2016 (with an Option to Extend the Agreement for Two Additional Months) in an Amount Not-to-Exceed $71,000.

THAT THE CITY COUNCIL:

1. APPROVE A BUDGET AMENDMENT APPROPRIATING $80,000 OF PROPOSITION C DISCRETIONARY FUNDS TO THE TRANSPORTATION DEPARTMENT IN THE CITY COUNCIL ADOPTED BUDGET FOR FISCAL YEAR 2015/2016; AND,

2. APPROVE A LEASE AGREEMENT WITH SHUTTLE BUS LEASING FOR THE LEASE OF TWO (2) CNG POWERED FORTY-FOOT (40') LOW FLOOR, HEAVY DUTY, NEW FLYER BUSES FOR A TERM ENDING JUNE 30, 2016 (WITH AN OPTION TO EXTEND THE AGREEMENT FOR TWO ADDITIONAL MONTHS) IN AN AMOUNT NOT-TO-EXCEED $71,000; 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-5

CC - Approval of a Purchase Order for a Replacement Copier/Plotter/Scanner Unit from Steven Enterprises, Inc. in an Amount Not-to-Exceed $45,000

Council Member Sahli-Wells disclosed that she has stock in Hewlett Packard and she received clarification from the

City Attorney that she would need to recuse herself from the item.

At the time this item was considered, Council Member Sahli-Wells left the dais.

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER FOR A REPLACEMENT 36-INCH WIDE COPIER/PLOTTER/SCANNER UNIT, PLUS SALES TAX, FREIGHT, INSTALLATION, AND TRAINING, IN AN AMOUNT NOT-TO-EXCEED $45,000 FROM STEVEN ENTERPRISES, INC.; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE A PURCHASE ORDER ON BEHALF OF THE CITY; 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-6

CC - Authorization of the Release of a Request for Proposals for the Development of a Cloud-Based Citywide Sign Inventory and Management System and Citywide Sign Retroreflectivity Assessment

THAT THE CITY COUNCIL AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF A NEW CLOUD-BASED CITYWIDE SIGN INVENTORY AND MANAGEMENT SYSTEM AND CITYWIDE SIGN RETROREFLECTIVITY ASSESSMENT.

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Item C-7

CC - Authorization of the Release of a Request for Proposals for Americans with Disabilities Act Transition Plan Consultant Services, CIP No. PS-006

THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR ADA TRANSITION PLAN CONSULTANT SERVICES, PS-006.

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<u>Item C-8</u>

CC - Adoption of a Resolution Approving an Encroachment Agreement with Level 3 Communication for Fiber Optic Telecommunication Cable in the Public Right-of-Way Adjacent to 3828 Delmas Terrace and 3900 Overland Avenue

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH LEVEL 3 COMMUNICATION FOR 218 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 3828 DELMAS TERRACE AND 380 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 3900 OVERLAND AVENUE; 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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<u>Item C-9</u>

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Fiber Optic Telecommunication Cable in the Public Right-of-Way Adjacent to 9355 Culver Boulevard

This item was pulled for consideration at a future meeting. The City Council did not take action on this item.

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<u>Item C-10</u>

HA - Approval of an Amended and Restated Disposition, Development and Loan Agreement between the Culver City

Housing Authority and Habitat for Humanity of Greater Los Angeles for the Development of Affordable and Workforce Ownership Housing on the Housing Authority-Owned Site Located at 4044-4068 Globe Avenue

Council Member Sahli-Wells expressed appreciation that the item was coming forward.

THAT THE HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDED AND RESTATED DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT FOR THE SALE OF 4044-4068 GLOBE AVENUE TO HABITAT FOR HUMANITY OF GREATER LOS ANGELES FOR THE DEVELOPMENT OF 10 AFFORDABLE AND WORKFORCE OWNERSHIP HOUSING UNITS; AND,

2. AUTHORIZE AUTHORITY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AUTHORITY.

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Item C-11

CC - (1) Authorization to Combine Bus Signal Priority and Real-Time Bus Arrival Information System Projects into One Project (Renamed ITS Project) and Add the SmartBus System Replacement Project to the ITS Project; (2) Approval of a Budget Amendment in the Amount of $700,000; (3) Approval of an Amendment to the Existing Professional Services Agreement with EIGER TechSystems in an Amount Not-to-Exceed $272,402 for Consulting Services Associated with Additional ITS Project Scope of Work; (4) Authorization to the Transportation Director to Approve Amendments to the Professional Services Agreement with EIGER TechSystems in an Additional Amount of $27,500 (~10%) for Unexpected Costs; and (5) Authorization of the Release of a Request for Proposals for the Design and Construction of the ITS Project.

THAT THE CITY COUNCIL:

1. AUTHORIZE THE COMBINATION OF THE BUS SIGNAL PRIORITY AND REAL-TIME BUS ARRIVAL INFORMATION SYSTEM PROJECTS INTO ONE PROJECT (RENAMED THE ITS PROJECT) AND THE ADDITION OF

THE SMARTBUS SYSTEM REPLACEMENT PROJECT TO THE ITS PROJECT; AND,

2. APPROVE A BUDGET AMENDMENT IN AN AMOUNT OF $700,000 FOR THE ITS PROJECT; AND,

3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH EIGER TECHSYSTEMS IN AN AMOUNT NOT-TO-EXCEED $272,402 FOR CONSULTING SERVICES ASSOCIATED WITH ADDITIONAL ITS PROJECT SCOPE OF WORK; AND,

4. AUTHORIZE THE TRANSPORTATION DIRECTOR TO APPROVE CHANGE ORDERS TO THE PROFESSIONAL SERVICES AGREEMENT WITH EIGER TECHSYSTEMS IN AN ADDITIONAL AMOUNT OF $27,500 (~10%) FOR UNEXPECTED ADDITIONAL COSTS; AND,

5. AUTHORIZE THE TRANSPORTATION DIRECTOR TO RELEASE THE RFP FOR THE DESIGN AND CONSTRUCTION OF THE ITS PROJECT; AND,

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

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

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Item C-12

CC - Authorization to Release a Request for Proposals for the Removal and Disposal of Existing Bus Stop Furniture and the Procurement and Installation of New Bus Stop Furniture at Select Locations in the City

Mayor O’Leary invited public comment.

The following member of the audience addressed the City Council:

Marla Koosed discussed the need for an RFP process; expressed disappointment that stock furnishing was proposed; discussed the benefit of custom furnishings; creating City awareness; and she urged the City to consider thinking outside of the box for future streetscape decisions.

Discussion ensued between staff and Council Members regarding various options available with stock items; flexibility; adding art pieces to the shelter; the grant; the budget; different design options available; variety; custom design; development and engineering; costs; consistency of design throughout the City; branding; and the importance of shade and shelter.

THAT THE CITY COUNCIL: AUTHORIZE THE TRANSPORTATION DEPARTMENT TO RELEASE THE RFPS FOR THE REMOVAL AND DISPOSAL OF EXISTING BUS STOP FURNITURE AND THE PROCUREMENT AND INSTALLATION OF NEW BUS STOP FURNITURE AT SELECT LOCATIONS IN THE CITY.

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Item C-13

CC - (1) Approval of a Five-Year Professional Services Agreement with All City Athletics, Inc., to Plan, Organize, and Conduct the Culver City Adult Basketball Program; and, (2) Approval of a Five-Year Professional Services Agreement with Major League Softball, Inc., to Plan, Organize, and Conduct the Culver City Adult Softball Program

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH ALL CITY ATHLETICS, INC., TO PLAN, ORGANIZE, AND CONDUCT THE CULVER CITY ADULT BASKETBALL PROGRAM; AND,

2. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH MAJOR LEAGUE SOFTBALL, INC., TO PLAN, ORGANIZE, AND CONDUCT THE CULVER CITY ADULT SOFTBALL PROGRAM; 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 - Approval of a Purchase Order with Botach Inc. for the Purchase of 120 Ballistic Helmets, 120 Face Shields and

120 Face Shield Covers in an Amount-Not-To-Exceed $35,094.31

THAT THE CITY COUNCIL:

1) APPROVE A PURCHASE ORDER FOR THE PURCHASE OF 120 BALLISTIC HELMETS, 120 FACE SHIELDS, AND 120 FACE SHIELD COVERS FROM BOTACH INC. IN AN AMOUNT NOT-TO-EXCEED $35,094.31; AND

2) AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-4, C-6 THROUGH C-8 AND C-10 THROUGH C-14.

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER COOPER THAT THE CITY COUNCIL APPROVE ITEM C-5.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearing

Item PH-1

CC - PUBLIC HEARING - (1) Adoption of a Resolution Confirming the Business Improvement District Advisory Board's Annual Report and the Levy of the Downtown Culver City Business Improvement District Assessment for 2016; and (2) Appointment of Members to the Business Improvement District Advisory Board for Calendar Year 2016

Vice Mayor Weissman recused himself and exited the dais.

Martin Cole, Assistant City Manager/City Clerk, discussed public hearing procedures and reported that the Resolution of Intention was advertised in the local paper in accordance with law and mailed to local businesses.

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Leary invited public comment.

No speakers came forward and no cards were received.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Leary reported that no protests had been received.

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL OVERRULE AND DENY ALL PROTESTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

1. (ABSENT A MAJORITY PROTEST) ADOPT THE PROPOSED RESOLUTION CONFIRMING THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2016; AND

2. APPOINT ERIC SIMS, DARREL MENTHE, KARL KUHN, AND KATHRYN LUNDEEN AS MEMBERS OF THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor Weissman returned to the dais.

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Item PH-2

CC - PUBLIC HEARING AND FOUR FIFTHS VOTE REQUIREMENT (1) Adoption of Motion Making a Finding Pursuant to California Vehicle Code Section 35554(d)(1)(B) that the City's Transit Fleet Class Expansion is Necessary to Address a Need to Serve an Existing Market Pursuant to the City's Short-Range Transit Plan Approved on May 26, 2015; and (2) Approval of a Contract with New Flyer of America Inc., for the Purchase of 18 Advanced Design, Heavy-Duty, Low Floor Compressed Natural Gas (CNG) Powered Forty-Foot Transit Buses and Optional Equipment in an Amount Not-to-Exceed $11,171,500

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

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

Mayor O'Leary invited public comment.

No speakers came forward and no cards were received.

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

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

1. ADOPT A MOTION MAKING A FINDING THAT THE ACQUISITION OF NEW TRANSIT BUSES WHICH AXLE WEIGHT EXCEEDS THE SAWL IS NECESSARY TO ADDRESS A NEED TO SERVE A NEW OR EXISTING MARKET PURSUANT TO THE CITY'S SHORT-RANGE TRANSIT PLAN; AND,

2. APPROVE A BUDGET AMENDMENT APPROPRIATING $11,171,500 TO THE TRANSPORTATION DEPARTMENT'S ACCOUNTS AS REFERENCED IN THIS STAFF REPORT; AND,

A BUDGET AMENDMENT REQUIRES A 4/5THS VOTE.

3. APPROVE A CONTRACT WITH NEW FLYER OF AMERICA, INCORPORATED FOR THE ACQUISITION OF 18 NEW CNG POWERED FORTY-FOOT (40') LOW FLOOR, HEAVY DUTY, ADVANCED DESIGN TRANSIT BUSES AND OPTIONAL EQUIPMENT IN AN AMOUNT NOT-TO-EXCEED $11,171,500; AND,

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

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

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Item PH-3

CC - PUBLIC HEARING - Adoption of a Resolution Establishing a Community Benefits District and Approving a Community Benefit for the Proposed Axis-Mundi RE II, LLC Mixed-Use Development Project at 12803-12823 Washington Boulevard

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

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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

Discussion ensued between staff and Council Members regarding resident requests to improve walkability and bike-ability in the neighborhood; community benefits being put in place;

reassurances to Los Angeles that Culver City is addressing issues; walkability of commercial districts; proposed improvements; the overall City plan; the timeline for improvements; and improvements already implemented.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ESTABLISHING A COMMUNITY BENEFITS DISTRICT AND APPROVING A COMMUNITY BENEFIT FOR THE AXIS-MUNDI RE II, LLC PROJECT LOCATED AT 12803-12823 WASHINGTON BOULEVARD.

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Item PH-4

CC - PUBLIC HEARING - (1) Consideration of the Community Development Block Grant Fund Allocation for Fiscal Year 2016/2017; (2) Adoption of a Resolution Authorizing the Filing of the Application for Funding; and (3) Approval of a Reimbursable Contract with the County of Los Angeles Concerning Culver City's Allocation

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

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence received included a piece he had just distributed to Council Members recently provided to him by Dr. Janet Hoult.

Discussion ensued between staff and Council Members regarding clarification that funds previously used for the Senior Center loan were now being used for sidewalk repair; amounts available to be used for social services programs and capital improvement projects; the focus of CDBG funds; and using funds toward City owned affordable housing units for the disabled.

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

Mayor O'Leary invited public comment.

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

Dr. Janet Hoult

Council Member Sahli-Wells received clarification that Dr. Hoult and Alexander Lee are representatives from the Disability Advisory Committee serving on the CDBG Committee and some of their input would be incorporated into the decision process with Public Works.

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

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

1. ALLOCATE FUNDING FOR THE PROPOSED FY 2016/2017 CDBG PROJECTS AS RECOMMENDED BY THE CDBG ADVISORY COMMITTEE AS REFERENCED IN THIS STAFF REPORT; AND,

2. ADOPT THE PROPOSED RESOLUTION AUTHORIZING THE FILING OF THE FY 2016/2017 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS; AND,

3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZED CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FY 2016/2017 CDBG ALLOCATION; AND,

4. APPROVE THE CDBG REIMBURSABLE CONTRACT WITH THE COUNTY OF LOS ANGELES CONCERNING CULVER CITY'S FY 2016/2017 CDBG ALLOCATION; 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 PH-5

CC - PUBLIC HEARING - Introduction of an Ordinance Establishing the Culver City Arts District Business Improvement District and Approving the Levy of the District Assessment for 2016

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

Mayor O'Leary indicated that it was time and place to hear any protests or objections related to the establishment of the proposed district.

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

Mayor O'Leary invited public comment.

No speakers came forward and no cards were received.

Martin Cole, Assistant City Manager/City Clerk, asked that the public hearing be continued to February 8, 2016.

Council Member Clarke requested that the Centennial be included in the workplan for the proposed Arts District.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY CONTINUE THE PUBLIC HEARING TO FEBRUARY 8, 2016.

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Item PH-6

CC - Public Hearing - Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code, Section 17.210.020 Table 2-3 - Residential Districts Development Standards and Section 17.700.010 - Definitions, Zoning Code Amendment P-2015-0103-ZCA

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

RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

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

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

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Bert Bochner thanked the Planning Commission for their efforts; he felt that professional consultants should be brought in; and he wanted the City to consider the actions of surrounding cities and learn from them.

John Belzer expressed concern with the one-size fits all proposed amendment; asserted that the changes were a response to two-story encroachment; felt that those with single-story homes would be adversely affected; he discussed attached garages; limitations on those who want to make small additions to their single-story homes; and effects to light, air and privacy.

Mark Lipman, Power People Organized for West Side Renewal, discussed the business model being used by large realtors and developers; scale and size in relation to the surrounding areas; effects to low income communities; violations to the Ellis Act; creation of an artificial housing crisis; increases in existing rents; and he suggested that the City Council petition the State Assembly to close loopholes in the Ellis Act.

Iain Gulin expressed concern with the proposed .60 FAR; discussed the current FAR; asserted that attached garages have a similar impact to any room in the house and should be included in the FAR; felt that side driveways encouraged privacy and the one-size fits all approach is not a responsible permanent solution; discussed the continued study of neighborhood overlays; maintaining current character and conditions of the neighborhoods; actions of other cities; inclusion of R-2 zoning in the process; and requiring a larger setback for R-2 properties adjacent to single family homes.

Victoria Maidment felt that professional oversight was necessary; suggested taking advantage of existing studies; discussed neighborhood by neighborhood considerations; wanted to see a 10-foot side yard requirement; expressed concern with reductions to air, light and privacy; and height limits.

Barbara Silverstein discussed the history of the City, and she wanted a moratorium with the City considered one street at a time.

Sara Hartly asserted that the issue was complex; further study was needed using a professional; the ordinance is a band-aid; the issue is cohesion of neighborhoods, not just size; and she asked that the process be continued.

Jim Metzler read a letter from Tom Eperson expressing concern with teardowns and larger homes being built and asking that the City Council take time to create common sense rules to slow down mansionization.

Susan Tillerson discussed the mission of the City Council and the Planning Commission; spec. developments; the experience of living next to a "McMansion;" development in the Carlson Park area; concern with misleading information in the staff report attachments; the area south of Farragut; and she asked that the City Council have a thoughtful, ongoing discussion rather than a one-size fits all solution.

Philip Lelyveld provided copies of a powerpoint presentation that he presented to the City Council; discussed individual houses vs. neighborhoods; staff time, resources and skills; the actions of other cities; and he requested that staff be asked to deliver copies of RFPs from other cities that have solicited outside consultants to assist local governments in their community outreach and data gathering regarding mansionization.

Jennifer Chen expressed concern with potential changes to the zoning ordinance; discussed walkability; maintaining a large tax base; City services and quality schools; accommodating her multi-generational family; her purchase of an R-2 home; and she disagreed with the term mansionization and changes to the FAR.

Marla Koosed expressed concern that the proper study process had not been done on various neighborhood conditions; she discussed which zoning elements to restrict and which to incentivize; she did not feel that the current ordinance was a responsible permanent solution; and she wanted to see continued efforts to address the issue.

Timothy Lowe, a commercial real estate appraiser and consultant, discussed his previous efforts on the issue; he urged the City Council to reject the proposed ordinance as he felt it was inadequate; discussed the need for independent study and a qualified consultant; and involving all neighborhoods to come up with a comprehensive and meaningful solution.

Stephen Erickson felt that it would be a serious mistake to approve the proposed ordinance; discussed privacy issues created by a home being constructed in his neighborhood; effects to property values; he asked for an emergency moratorium; expressed concern with the developer feeding frenzy; he felt that the Planning Commission had misinformed them; expressed concern with conflicts of interest with Planning Commissioners; felt it was important to invest the time and effort to do it right; asserted that everyone was at risk; discussed other cities; and expressed concern with antiquated building codes.

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

Discussion ensued between staff and Council Members regarding staff efforts to research actions of surrounding communities; which standards were adopted; cities that have enacted moratoriums; a request that staff research comparable cities that have enacted a moratorium; previous public requests and City Council direction to work quickly to address the issue; concerns voiced that measures were too restrictive; the required five-foot separation between buildings; Fire Spread Requirements; conflicts between the building code and the zoning code; the one hour separation; standard conditions; the definition of a mansion; varying the FAR with lot size; fluctuations; standard lot size; façade; aesthetics; replacement of properties; noticing requirements; modifying the legal non-conforming ordinance; what constitutes new construction vs. remodels; fee schedules; requests for outside help; staff efforts to create an ordinance to put the

City in the right position to address the issue; pressing issues that require staff attention; the timeline possible for taking a neighborhood by neighborhood look at issues; involvement of the Planning Commission in the process; limitations to the format for public input; community engagement; addressing multi-family zones; concern with unintended consequences; zones most susceptible to change right now; concern with decreases to property values; and potential legal entanglements.

Additional discussion ensued between staff and Council Members regarding support for the efforts of staff and the Planning Commission; continuing to evaluate more nuanced restrictions on a neighborhood by neighborhood basis; the focus on Carlson Park; hillside areas; buildable area vs. full square footage; continuing the discussion and evaluation; length of the process; development of the old fire station on Segrell; examination of the implications of a second story on the abutting neighbors; the proposed .6 FAR; examples of homes that have submitted permits; support for getting outside help with the process; the neighborhood design guideline process; the Work Plan; specific examination of other communities that are passing or have passed moratoria; what is considered “in the pipeline”; the number of permits issued; projects for which plans have been approved; date of effectiveness of the ordinance; specific numbers of projects and their status; allowing staff additional time to gather additional data; adding a second story over a garage; Council approved restrictions on accessory buildings; restricting development on garages; height limits; basements; support for looking at individual neighborhoods; requirements in order to enact a moratorium; creating a large number of legal non-conforming homes; creating incentives to encourage building out on first stories rather than building a second story; establishing a maximum size or FAR, whichever is less; the need for a dialogue of ideas on how to solve issues; hiring an independent consultant; and holding community forums.

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

Jeremy Green, Deputy City Clerk, read a written comment from:

Kourtnie Good

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

Further discussion ensued between staff and Council Members regarding clarification on the FAR in the motion and attached garages; hiring an independent consultant; and refining the scope of work.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE, SECTION 17.210.020 RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS, TABLE 2-3 CONCERNING R-1 PROPERTIES; AND SECTION 1.700.010 DEFINITIONS OF TERMS - ADDING TERMS: “BASEMENT” AND “FLOOR AREA RATIO (FAR)”.

Council Member Sahli-Wells exited the dais.

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Item PH-7

CC - Introduction of an Ordinance Amending the Culver City Zoning Map (Zoning Code Map Amendment, ZCMA-P2015074), as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, to Rezone a Portion of the Former Culver City Ice Rink Property at 4545 Sepulveda Boulevard from the Single Family (R1) Zone to the General (CG) Zone in Order to Propose Change of Use of the Site into Two Retail Tenant Spaces

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY VICE MAYOR WEISSMAN THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Sahli-Wells returned to the dais.

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Will Burke discussed the ice rink; his experiences ice skating; the viability of an ice rink in the City; efficient management; the want and need for an ice rink; how to best serve the community; and he asked the City Council to act in the best interests of the community.

Sherwin Yadega discussed the new tenants; the family oriented nature of Culver City; bringing in something that would benefit families; he expressed concern with impacts to traffic in the area; and he asserted that the proposed business would not benefit the City.

Walter Lamb asserted that the issue was similar to the mansionization issue; he expressed concern with impacts to the quality of life in the City with the proposed development; the variance for the ice rink for the community benefit; actions of the owner to force the City to grant a variance; concern with short sightedness; community benefit; and the ability of the City to deny the request based on the existing ordinance.

Steven Rose, President/CEO of the Culver City Chamber of Commerce, discussed zoning; changes to state law; the historic designation; the economic viability of the building; and he encouraged the City Council to grant the zone change.

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

Steven Williams
Kourtnie Good

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

Discussion ensued between staff and Council Members regarding having an ice rink in Culver City; creating a hospitality and entertainment district; the closing of the ice rink in Oxnard; sales tax generators in the City; the lack of a home improvement center in the City; the need for parking if the building will have commercial activity; recognizing the historical significance of the facility; preserving the memories of the rink; working with the City and the developers; permeable pavement; storm water mitigation; jurisdiction; consideration of the zone change; and the proposed operating hours of the store.

Roy Hasson, applicant, reported that proposed operating hours for the store would be 8 a.m. to 7 p.m. daily.

Discussion ensued between Council Members and Mr. Hasson regarding community meetings; deliveries; safety issues; the truck path designed to mitigate potential issues; the proposed entrance at the rear of the building; the landmark status of the building; the Certificate of Appropriateness; the significance of the entry; the Conditions of Approval; consideration of the neighbors; responsiveness; landscaping; and regret that the City could not do more to preserve the original use.

Mayor O’Leary asked for clarification regarding an accusation that he had misrepresented interest from the Los Angeles Kings.

Sol Blumenfeld, Community Development Director, reported that City staff had met with Los Angeles Kings’ representatives who had expressed interest in repurposing the facility; he discussed requirements to make their development program work; and their inability to work a deal with the landlord.

Additional discussion ensued between staff and Council Members regarding efforts to save the ice rink; the purview of the City Council; concern with permanently handicapping a property; and agreement by the owner that the skater figure would be donated to a new facility if one opens up in the City.

MOVED BY COUNCIL MEMBER COOPER, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE THE PROPOSED ORDINANCE (ATTACHMENT NO. 1), AMENDING THE CULVER CITY ZONING MAP (ZONING CODE MAP AMENDMENT, ZCMA-P2015074), AS REFERENCED IN TITLE 17, ZONING, OF THE CULVER

CITY MUNICIPAL CODE, SECTION 17.200.015, CHANGING THE ZONING OF A PORTION OF THE FORMER CULVER CITY ICE RINK PROPERTY AT 4545 SEPULVEDA BOULEVARD FROM THE RESIDENTIAL SINGLE FAMILY (R1) ZONE TO THE COMMERCIAL GENERAL (CG) ZONE IN ORDER TO ALLOW A PROPOSED CHANGE OF USE OF THE SITE INTO TWO RETAIL TENANT SPACES.

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Item PH-8

CC - PUBLIC HEARING - Adoption of a Resolution Approving Comprehensive Plan Amendment No. 6 for the Proposed Construction of Three New Office Buildings and a New Multi-Level Parking Structure, and Historic Preservation Program Certificate of Appropriateness for the Relocation of Four Historically Designated Bungalow Buildings for the Culver Studios, Located at 9336 Washington Boulevard, in the Studio Zone

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

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

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Michael Hackman discussed the history of Culver Studios; demand for the lot; the need to modernize the studio, address longstanding community impacts and upgrade infrastructure; and he asked for support for their improvements.

Dave Mannix asserted that the changes would allow them to provide their tenants with state of the art office space and invest in critical infrastructure upgrades, and he noted the importance of improvements to keep the industry and its employees in town.

Claudia Carol, Gensler, discussed the comprehensive plan amendments; common aspects of the improvements; adherence to current zoning; minimizing impacts to neighbors; lot access; maintaining the historic integrity of the studio; projects included in the comprehensive plan; building massing; bungalow preservation; the new parking structure; landscaping; Van Buren Park; and providing a community asset.

Jim Suhr discussed community benefits; improving interface with the neighbors; mitigating impacts to the neighbors; quality of life improvements; design requests by the Planning Commission; the Consistency Review; agreement to work with the School District; the Construction Mitigation Plan; noise concerns; the construction schedule; understanding the needs of productions on the lot; and relocation of the bungalows.

Discussion ensued between project representatives and Council Members regarding ingress and egress; the conformance review; Planning Commission review vs. Community Development Directorapproval; additional step backs and set backs on Building Y; and modification to the Van Buren Garage requested by the Planning Commission.

Dylan Gottlieb expressed support for the renovation; he questioned whether a provision existed to prohibit truck parking on Ince; discussed the opportunity to beautify Ince; and he suggested that Ince get full residential status up to Lucerne.

Christine Haenen expressed concern with pollution generated by the new parking structure.

Jan Skorstad objected to the construction of a 6 story parking structure in a residential neighborhood; discussed loss of view; light pollution; she suggested underground parking; thinking outside of the box; and alternative parking locations.

Tom Cronin expressed concern with loss of privacy with Building Y; the proposed walking deck overlooking his property; noise and light pollution; and he reported sending an email with additional concerns.

Stephen Michael expressed concern with the size of the structure; inadequate screening; effects to the neighborhood; and the scale of the building compared to the rest of the block.

Dan Milder expressed concern with diesel trucks; the traffic study; proximity of the parking structure to the kindergarten play yard at Linwood E. Howe elementary school; proximity to residents; previous promises to the neighborhood that no additional buildings would be proposed for the site; actions by the previous owner to outline the height and width of proposed structures before building; and he suggested that Council Members should walk the area to experience the existing condition on the street and consider the profound changes proposed.

Seth Horowitz, General Manager of the Culver Hotel, reported that the Culver Hotel was in support of the current plans for the studio.

Steven Rose, President and CEO of the Culver City Chamber of Commerce, reported that the Culver City Chamber of Commerce was in support of the project.

Mark Gordon, Westside Print Center, expressed support for the project.

Philip Lelyveld expressed support for the plan noting that the plan would drive up the Airbnb rate in the neighborhood, and he wanted to see a consultant hired that would help figure out how to create Culver City neighborhoods that will sustain multiple sizes of homes.

Viswanath Urala expressed concern with fumes, light and air issues created by the proposed parking garage; pollution encroaching at Linwood E. Howe elementary school; long-term health effects; concern that there is no definition of significant impact; impacts to his unit from garage shadowing; and he felt that there would be severe impacts to his life and home.

John Bowman, Elkins Kalt, discussed concerns with Condition 106 as currently drafted; whether final plans are required to be presented for approval by the Planning Commission; the legislative authority to approve or disapprove items; improper delegation of legislative power; standards for approval; the conformance review; and a suggestion to amend Condition 106 to build standards into the review.

Discussion ensued between staff, project representatives and Council Members regarding clarification that specific setbacks are included in the plan; concern that the Planning

Commission had not completed their task; ensuring that the project advance; finding a middle ground to allow the project to move forward but still address Commission concerns; legality of the conformance review; confirmation of the City Council's authority to delegate; precedent for the process; concern with approving something that is not clear or defined; addressing the applicant's concern regarding getting the entitlements approved; the phased schedule of development; Community Development Director review and administrative approval; properly considering the will of the Planning Commission; Conditional Approval; Condition 106; the process from discretionary approval to building permit; conformance determinations by the Community Development Director; handling disputes with staff; refining the wording to make it exclusive to Condition 106; conformance vs. satisfaction; objective standards with regard to setbacks and setbacks that apply to the parking standards; issues that relate to the buildings under consideration; limitations related to the historic component; unresolved issues with Building Y and the Van Buren garage; moving the project forward without the proper details; concern with ambiguity in the Planning Commission's direction; softening Building Y; the importance and opportunity for public input; individual Planning Commissioner input; addressing neighborhood impacts; returning to the Planning Commission for approval; and clarification regarding the openness of floors 2-6 of the parking structure.

Further discussion ensued between staff, project representatives and Council Members regarding height of the building; accommodating 1,400 cars; fumes, lighting and shading issues with the parking structure; mechanical ventilation of upper floors; operating hours; addressing light spillage; standards to measure impacts; the shade and shadow analysis; improvements to current conditions; unintended consequences; Airbnb; applicant agreement to additional Planning Commission review; balancing a studio with a residential neighborhood; adding a firm condition that once the garage is fully built and operational that no truck parking will be allowed on Ince; adding a condition that when trucks are in the garage that they are not using their diesel engines; concern with idling; alternate power sources; imagining the footprint of the garage; existing conditions; Van Buren neighbors; impacts to the neighborhood; mansionization; large structures that dwarf smaller structures; additional step back of the structure; additional articulation of the garage to soften some of the impacts;

concern with helping the studio while hurting the neighbors; revising the condition to clarify filtration rather than ventilation; and benefits and drawbacks to the neighbors.

Viswanath Urala questioned why so many parking spaces were being built when green alternatives should be encouraged.

Sue Cronin expressed concern with a proposed patio area that would look down upon her yard and the zero property line.

Sol Blumenfeld, Community Development Director, noted that there is a condition that the space above Building Y can only be used during the work day, and he suggested applying an additional restriction to set the railing for the deck back several feet to create separation.

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

Further discussion ensued between staff and Council Members regarding making no truck parking on Ince a condition of approval; memorializing promises and restrictions in the conditions; ensuring that truck parking permits are not issued anymore; prohibiting truck idling in the Van Buren Parking structure; adding filtration in addition to ventilation in the parking structure; and requiring a five-foot setback for the railing for the patio deck on Building Y.

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER COOPER THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 6 (MAJOR MODIFICATION P2015-0069-CP/MAM) AND HISTORIC PRESERVATION PROGRAM CERTIFICATE OF APPROPRIATENESS P2015-0069-HPCA, FOR THE RELOCATION OF FOUR HISTORICALLY DESIGNATED BUNGALOW BUILDINGS FOR THE CULVER STUDIOS, LOCATED AT 9336 WASHINGTON BOULEVARD, IN THE STUDIO ZONE FOR THE PROPOSED CONSTRUCTION OF THREE NEW OFFICE BUILDINGS AND A NEW MULTI-LEVEL PARKING STRUCTURE, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN THE PROPOSED RESOLUTION AND ADDITIONAL CONDITIONS AS NOTED ABOVE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O’LEARY, WEISSMAN
NOES: SAHLI-WELLS

Martin Cole, Assistant City Manager/ City Clerk noted that the resolution was adopted as amended with conditions read by Community Development Director Sol Blumenfeld.

Council Member Sahli-Wells noted while there were positive aspects to the project, additional mitigation for the neighborhood was necessary.

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Public Comment – Items Not on the Agenda

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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Items from Members

Vice Mayor Weissman received consensus that the issue of naming be placed on a future agenda for City Council consideration as the Parks, Recreation and Community Services Commission felt that additional clarification was necessary on the policy.

Martin Cole, Assistant City Manager/City Clerk, noted that the Culver City Municipal Code provides the City Council can take direct jurisdiction of an item when they feel it appropriate.

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Adjournment

There being no further business, at 12:16 a.m., Tuesday, December 15, 2016, the City Council, Housing Authority Board and Successor Agency to the Culver City Redevelopment Agency Board adjourned this meeting in memory of Susan Berg, Helen Kent, Kari Fretham and the victims of the San Bernardino shootings.

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December 14, 2015

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

MICHEÁL O'LEARY
MAYOR of Culver City, California and CHAIR of the Culver
City Housing Authority Board and Successor Agency to the
Culver City Redevelopment Agency Board