

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

November 28, 2016
5:30 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order at 5:30 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.

o0o

Closed Session

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

CS-1 Conference with Real Property Negotiators
Re: City Property Adjacent to 4201 Jackson Avenue
City Negotiators: John Nachbar, City Manager; Charles D. Herbertson, Public Works Director/City Engineer, Carol Schwab, City Attorney
Other Parties Negotiators: Emily Trebek

Under Negotiation: Price, Terms of Payment or Both,
Including Use Restrictions, Development Obligations and
Other Monetary Related Considerations
Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators

Re: 6000 Sepulveda Boulevard

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

Other Parties Negotiators: Westfield Group

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

Pursuant to Government Code Section 54956.8

o0o

Reconvene

Mayor Clarke reconvened the City Council and convened the
Culver City Housing Authority Board, Culver City Parking
Authority Board, and the Successor Agency to the Culver
City Redevelopment Agency Board at 7:04 p.m. with all
Members present.

o0o

Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the
Pledge of Allegiance was led by Josh Arnold.

o0o

Report on Action Taken in Closed Session

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

o0o

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

Mayor Clarke reported that November is Men's Health
Awareness month.

John Nachbar, City Manager, announced items A-3, A-6 and A-7 were being pulled from the agenda due to noticing issues, and he reported that he would be attending a meeting in Washington, D.C. regarding the latest in municipal fiber and broadband.

Lieutenant Sam Agaiby discussed the parking program, including the new parking enforcement vans that are now out on the roads.

Discussion ensued between staff, Council Members and Lt. Agaiby regarding communicating the new parking regulations to the community; parking limitations in certain permit districts; and school parking.

Lt. Sam Agaiby read a letter from Police Chief Bixby regarding immigration.

Council Member Sahli-Wells announced the Annual Tree Lighting Ceremony on December 1; the special City Council/Transient Oriented District Visioning meeting on December 5; Walk with a Doc on December 17; and the Rain Barrel giveaway on December 3.

Council Member Small asked to agendize a discussion of holding a Centennial event in Council Chambers.

Mayor Clarke asked to agendize consideration of realigning boundaries with the City of Los Angeles.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF CHARLEY HOULT.

Mayor Clarke invited the following members of the audience to speak on Charley Hoult:

Dr. Janet Hoult read poems written for her late husband.

David Voncannon spoke about the personal and professional life of Charley Hoult.

oOo

Presentations

Item P-1

Presentation of the City Council Strategic Plan 2016-2021

Mayor Clarke explained the history and purpose of the Strategic Plan and he outlined activities and ideas for the first goal: Increasing Civic engagement.

Council Member Small discussed the second goal: Enhance and Restore Ballona Creek.

Council Member Eriksson discussed the third goal: Improve Transportation Circulation and Reduce Traffic Congestion.

Council Member Sahli-Wells discussed the fourth goal: Promote Workforce Diversity and Development.

Vice Mayor Cooper presented Goal 5: Identify New Revenue Sources to Maintain Financial Stability.

Mayor Clarke presented Goal 6: Making Culver City, the City of Kindness; he indicated that all the goals would eventually become part of the annual work plan and budget; he summarized discussion topics; and he requested public input on additional items to consider.

oOo

Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Kevin Tamaki, AT&T, introduced himself as a liaison with the company, and spoke of new technology on the horizon.

Matthew Hetz, Culver City Symphony Orchestra, announced an all-Beethoven performance on December 17 at the Veterans Auditorium.

Mello Rachel Desire, Peer Action 4 Change, provided background on the organization; discussed their work with the homeless population; the performing arts focus

including acting classes; outreach for mental illness; she provided informational fliers; and she invited everyone to their monthly meeting on December 3 at Share Culver City.

Mark Lorrin, Culver Crest resident, expressed concern with safety issues related to a local residential renovation and asked that the item be agendaized for discussion.

John Nachbar, City Manager, indicated that he would follow up with Mr. Lorrin.

o0o

Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER SMALL, 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 NOVEMBER 28, 2016.

Jeremy Green, Deputy City Clerk, reported that correspondence had been received regarding A-1, A-3 and A-7 noting that correspondence for those items not currently being considered would be held until the items are heard at a future meeting.

o0o

Order of the Agenda

No changes were made.

o0o

Consent Calendar

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-2 AND C-6.

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
NOVEMBER 5, 2016 - NOVEMBER 18, 2016.

oOo

Item C-2

CC:HA:SA:PA - Meeting Minutes

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 MINUTES FOR THE SPECIAL AND REGULAR MEETINGS OF
NOVEMBER 14, 2016.

oOo

Item C-6
(Out of Sequence)

**CC - Adoption of an Ordinance Repealing and Replacing
Culver City Municipal Code Subchapter 15.02.100, of Title
15.02, "Adoption of State Codes," and Adopting by
Reference the 2016 California Building Standards
Administrative Code, 2016 California Building Code with
Local Amendments to Building Code Section 3307 pertaining
to Protection of Adjoining Properties During Construction
Projects; and Adopting by Reference the 2016 California
Residential Building Code, 2016 California Electrical
Code, 2016 California Mechanical Code, 2016 California
Plumbing Code, 2016 California Energy Code, 2016
California Historical Building Code, 2016 Existing
Building Code, 2016 California Green Building Standards
Code, and 2016 California Reference Standards Code**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE REPEALING AND
REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100,
OF TITLE 15.02, "ADOPTION OF STATE CODES", AND ADOPTING BY
REFERENCE THE 2016 CALIFORNIA BUILDING STANDARDS
ADMINISTRATIVE CODE, 2016 CALIFORNIA BUILDING CODE WITH
LOCAL AMENDMENTS TO BUILDING CODE SECTION 3307 PERTAINING
TO PROTECTION OF ADJOINING PROPERTIES DURING CONSTRUCTION
PROJECTS; AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA
RESIDENTIAL BUILDING CODE, 2016 CALIFORNIA ELECTRICAL
CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA
PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE, 2016
CALIFORNIA HISTORICAL BUILDING CODE, 2016 EXISTING

BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2016 CALIFORNIA REFERENCE STANDARDS CODE.

o0o

Item C-3
(Out of Sequence)

CC - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of an Amendment to an Existing Professional Services Agreement with Cedars-Sinai Medical Center, Work 'n Life Matters, to Continue Providing an Employee Assistance Program to Culver City Employees Effective December 1, 2016 through June 30, 2019

Vice Mayor Cooper received clarification regarding the reason not to put the item out to bid.

Discussion ensued between staff and Council Members regarding satisfaction with the vendor's services in the past as the primary reason behind the waiver and the benefits of competitive bidding.

THAT THE CITY COUNCIL:

1. PURSUANT TO CCMC SECTION 3.07.075.E.3, WAIVE THE FORMAL COMPETITIVE BIDDING PROCEDURES;
2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CEDARS-SINAI MEDICAL CENTER, WORK 'N LIFE MATTERS, TO CONTINUE PROVIDING AN EMPLOYEE ASSISTANCE PROGRAM TO CULVER CITY EMPLOYEES EFFECTIVE DECEMBER 1, 2016 THROUGH JUNE 30, 2019; 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.

o0o

Item C-4

CC - Consideration of the Affirmation of the City of Culver City's Sign-On to the Culver City Compact

Mayor Clarke provided background on the item and invited public comment.

The following members of the audience addressed the City Council:

Joshua Arnold, District Superintendent, Culver City Unified School District, discussed the importance of the Compact, and the relationship of Culver City students with the Compact.

Sue Robins, Culver City Unified School District Board Member, reviewed the origin of the Compact and asked that the City Council recognize it as an official document.

THAT THE CITY COUNCIL: AFFIRM THE CITY'S COMMITMENT TO THE CULVER CITY COMPACT.

o0o

Item C-5

CC - Receive and File the Measure Y Sales Tax Status Report as Approved by the Finance Advisory Committee (FAC)

Council Member Sahli-Wells discussed transmission of information to residents on Measure Y and Measure CW from the FAC and she expressed support for the Committee's efforts on the item.

Discussion ensued between Council Members regarding clarification that the FAC is already working on the items; support for the work of the FAC; and the Top 25 Tax Producers in Culver City.

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE Y STATUS REPORT.

o0o

Item C-7
(Out of Sequence)

CC - Adoption of a Resolution to Partner with Los Angeles County to Combat Homelessness

Tevis Barnes, Housing Administrator, presented a summary

of the material of record.

Discussion ensued between staff and Council Members regarding parallel solutions with the County; staff agreement to reach out to Mello Rachel Desire; the definition of homeless within the School District; the number of homeless children in the School District; inclusion of School District representatives in the discussion; affordable housing solutions; the Culver Needs Committee; and appreciation to Committee on Homelessness Vice Chair Alex Fisch for his efforts.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO PARTNER WITH LOS ANGELES COUNTY TO COMBAT HOMELESSNESS.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-3, C-4, C-5, AND C-7.

o0o

Action Items

Item A-1

CC - (1) Consider for Discussion at the December 12, 2016 City Council Meeting or Later Date Set by the City Council, Additional Measures Requested by Mayor Jim Clarke in Response to a Proposal by Ballona Creek Renaissance (BCR) to Ban Single-Use Polystyrene Take-Out Food Containers; and Cutlery and (2) Direct the City Manager as Deemed Appropriate

Mayor Clarke reminded everyone that decision making on the item would take place at the City Council meeting of December 12; suggested that the City take a leadership role on the issue; and he referenced a memo he distributed to Council Members with additional items to consider.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Steven Johnson, Heal the Bay, Water Resources Policy Analyst, applauded Mayor Clarke's memorandum on

polystyrene; supported efforts toward having the City become a leader on the issue; swift implementation of a ban; and he expressed concern with tying the ban to negotiation of new contracts.

Sandine Cassidy Schmitt, BCR, thanked City Council for making Ballona Creek a major focus of their Strategic Plan; appreciated the Mayor's efforts to expand the scope of the program; reiterated their support of a ban of use and sale of single-use polystyrene food-service ware, as modeled in the Manhattan Beach ordinance; and she detailed revisions they would like to see implemented.

Discussion ensued between the speaker and Council Members regarding the timing of the different facets of the ban.

Blake Hottle discussed the timing of the recycling element and gave thanks to everyone for their efforts on the Strategic Plan.

Mayor Clarke clarified that if the City Council agreed to discuss additional items, each item would be considered separately on December 12.

Discussion ensued between staff and Council Members regarding timing of the consideration; the comment letter from BCR; the recycling element as it affects the ban; work of the Sustainability Subcommittee to ensure that businesses thrive during the process; fear-mongering by the California Restaurant Association; the importance of working with businesses; distribution of the business survey responses; achieving minimal impact on residents and businesses; looking at the broader picture; support for expanding the littering component; potential littering enforcement impacts; ascertaining the amount of trash Culver City is contributing to the problem; concern with staff time required; setting Culver City apart from other cities; making changes when they are ready to be made; the time table for implementation; deciding which actions to leave out of the December 12 discussion; staff agreement to bring a report on December 12 with as much information as possible; moving the item forward in phases if necessary; concern that waiting for a comprehensive analysis of each point could delay the item until February; phasing, organizing and prioritizing the item; best practices in other cities; appreciation to the Mayor for suggesting the City take a leadership position; a

request to make some sort of a decision on December 12; guiding the process; the work of the Sustainability Subcommittee; defining what is important for the December 12 meeting; a suggestion that banning polystyrene would address most of the other issues tied to the item; the current pilot program with Titus; the Rethink Disposables Program; long-term sustainability; economic sustainability; achieving an overall reduction in litter; and the BCR enhanced proposal.

oOo

Item A-2

CC - (1) Consideration of Financial Assistance for and City Sponsorship of the Screenland 5K Not-to-Exceed \$7,969; (2) Consideration of Designation of the Screenland 5K as a City-Sponsored Event; (3) Approval of Related Street Closures; and (4) Approval of Related License Agreement

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:

Paul Jacobs, speaking as an individual, felt the event was a strong addition to Centennial celebrations and asserted that the activity would attract runners from throughout Southern California.

Mike Cohen, applicant, responded to Council inquiry regarding previous race experiences; anticipated participant numbers; use of dynamic pricing to meet financial needs; sponsors; contingencies; partnerships; and clarification that the Culver City Educational Foundation is a beneficiary of the proceeds.

Discussion ensued between staff, Council Members, Paul Jacobs and the applicant regarding best 5K times; origin of the sponsorship amount; partners; what safeguards are in place for a "rainy day" race; adjustments to variable costs to ensure that money will not be lost; benefits to the City beyond money; potential for the event to turn

into an annual event; in-kind costs; clarification regarding specific budget items; contingency monies; event insurance; City liability protection; extra insurance; and the basis of the contingency.

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

1. DETERMINE THE TOTAL AMOUNT OF ASSISTANCE, NOT TO EXCEED \$7,969, AS NOTED IN THE STAFF REPORT FOR THE 2016 SCREENLAND 5K; AND,
2. DESIGNATE THE 2016 SCREENLAND 5K AS A CITY-SPONSORED EVENT; AND,
3. APPROVE THE STREET CLOSURES NOTED IN THE STAFF REPORT FOR THE 2016 SCREENLAND 5K; AND
4. APPROVE A LICENSE AGREEMENT BETWEEN THE CITY AND SCREENLAND 5K, INC. FOR THE USE OF CITY PUBLIC RIGHTS-OF-WAY, PROPERTY, EQUIPMENT, IN-KIND STAFF TIME, AND COSTS; 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.

o0o

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

This item was pulled for consideration at a future date.

o0o

Item A-4

CC - (1) Presentation of Two Proposed Drought-Tolerant Schematic Plans to Replace City Hall Landscaping; and (2) Direction to the City Manager as Deemed Appropriate

Joe Susca, Senior Management Analyst, provided a summary of the material of record.

Joanne Schoenfield, LRM, delivered a 3-D presentation on plant replacement at City Hall with an educational component; described a garden used to promote native, low-water plants; the wide variety of native, drought tolerant plants currently in the City; the meandering path plan and potential running space; reviewed the arcing path plan; seating pockets; symbolism; and advocating water conservation by changing out other plantings around City Hall with native plants.

Discussion ensued between Ms. Schoenfield, staff and Council Members regarding the length of time for some plants to fully mature; support for the project and its potential Centennial celebrations tie-in; sponsorship; public art; a request to form a subcommittee to explore the item; support for option 2 (Arcing Path); differences in cost between options 1 and 2; and investigation of additional revenue sources.

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE FORMATION OF AN AD HOC SUBCOMMITTEE FOR THE CULVER CITY LANDSCAPING PROJECT TO COLLABORATE WITH THE CULVER CITY CENTENNIAL CELEBRATION COMMITTEE TO CREATE A PERMANENT LEGACY PROJECT FOR THE CENTENNIAL YEAR, PART OF WHICH IS TO BE A CENTENNIAL GARDEN TO BE LOCATED AT CITY HALL.

Discussion ensued between Ms. Schoenfield, staff and Council Members regarding the level of interest from the Centennial Committee; the family component of the project; creating a City asset; donations; sponsorships; preferences; and the time line for completing the project.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT COUNCIL MEMBER SMALL AND MAYOR CLARKE TO SERVE ON THE AD HOC SUBCOMMITTEE FOR THE CITY HALL LANDSCAPING PROJECT.

o0o

Item A-5

Receipt and Filing of the Information Related to the City's Intention to Provide Additional Service Credit for Local Miscellaneous Members of the California Public Employees Retirement System

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

Mayor Clarke reported that the City Council is required under state law to let everyone know that the City is in the process of providing the additional service credit and the item will be considered on December 12.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE REPORT.

o0o

Item A-6

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)

This item was pulled for consideration at a future date.

o0o

Item A-7

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 Promote Economic Development and Commercial Property Improvement, and Provide Direction Relating Thereto

This item was pulled for consideration at a future date

o0o

Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

Mello Rachel Desire reviewed homeless and mental illness statistics and spoke of an upcoming talent show on December 25.

o0o

Items from Council Members

Council Member Small received Council consensus to agendaize discussion of a Centennial concert to be held in Council Chambers in April.

Mayor Clarke received Council consensus to agendaize a discussion of City boundaries.

o0o

Adjournment

There being no further business, at 9:57 p.m., 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 Charley Hoult.

o0o

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