

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

January 8, 2018  
5:30 p.m.

**Call to Order & Roll Call**

Mayor Cooper called the meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

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

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

o0o

**Closed Session**

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

CS-1 CC - Conference with Real Property Negotiators  
Re: Underground Oil Pipeline  
City Negotiators: John Nachbar, City Manager; Jesse Mays, Assistant to the City Manager  
Other Parties Negotiators: Representatives of Torrance Valley Pipeline Company  
Under Negotiation: Both Terms and Price  
Pursuant to Government Code Section 54956.8

o0o

**Recognition Presentations**

Item R-1

**CC - A Proclamation in Honor of Dr. Martin Luther King Jr.  
Celebration Day 2018**

A proclamation was presented to members of the Martin Luther King Jr. Celebration Committee. Chair Tori Bailey invited the public to the celebration event at the Senior Center on Saturday, January 13, 2018 from 12:00 Noon to 3:00 PM.

o0o

**Regular Session**

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

o0o

**Invocation/Pledge of Allegiance**

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Micheál O'Leary.

o0o

**Report on Action Taken in Closed Session**

Mayor Cooper indicated nothing to report from Closed Session.

o0o

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

Council Member Eriksson reported that the installation of Officers and Board of Directors for the Chamber of Commerce would take place on January 11, and he announced the free rain barrel distribution by the West Basin Water District on January 20 at West LA College.

Council Member Clarke commended former Mayor Micheál O'Leary on his coordination of a successful Christmas Day luncheon at the Senior Center; noted the need for a special state election in April, expressing concern with potential voter confusion; received City Council consensus to agendize a

discussion of the request from Star Eco Station for City sponsorship for their Earth Day event on April 22; and he also received City Council consensus to agendize a discussion of creating an ad hoc subcommittee to coordinate Purposeful Aging, an AARP program that would involve multiple City departments.

Council Member Sahli-Wells invited everyone to attend Martin Luther King Jr. Day celebrations on January 13; suggested that ticketing be delayed to allow residents additional time to transition from the old paper permit parking system to the new digital one; and she reminded meeting attendees to validate their parking at the back of Council Chambers before leaving.

Vice Mayor Small wished everyone a Happy New Year, and he invited everyone to attend the Martin Luther King Jr. Day celebration on January 13 and the Move LA event on January 10.

Mayor Cooper encouraged residents to get involved and consider serving on a Board, Committee or Commission, noting that open positions are available, with additional information online at [culvercity.org/serve](http://culvercity.org/serve).

Jeremy Green, City Clerk, indicated that the deadline to apply to serve is January 31, 2018.

o0o

#### **Joint Public Comment - Items Not on the Agenda**

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

The following members of the audience addressed the City Council:

Tim Ramirez, Nike, requested and received City Council consensus to agendize consideration of a special off-cycle City sponsorship for the Nike Epic React 10K on April 22, noting that Caltrans is awaiting support from the City before agreeing to move forward with the event.

Albert Vera reported resident concerns with trash in the area adjacent to the football field at the high school and he suggested placing trash cans in the area.

Mayor Cooper directed the Public Works department to look into the matter.

Seth Horowitz, Culver Hotel, received City Council consensus to agendaize a discussion of an event on the top ten restaurants in Los Angeles that would require use of the Town Plaza.

Carlene Brown commended the Culver City Police Department for their assistance in the Livescan process; discussed the upcoming Martin Luther King Jr. Day event; and she read a quote from Dr. Martin Luther King Jr.

o0o

#### **Receipt and Filing of Correspondence**

Jeremy Green, City Clerk, reported that five items had been received for PH-1, two for A-1 and two for A-3.

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

o0o

#### **Order of the Agenda**

No changes were made.

o0o

#### **Consent Calendar**

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-7, C-9, C-10 AND C-11.

Item C-1

#### **CC:HA:SA - Cash Disbursements**

THAT THE CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE CASH

DISBURSEMENTS FOR DECEMBER 2, 2017 TO DECEMBER 29, 2017.

o0o

Item C-2

**CC:HA:SA - Meeting Minutes**

THAT THE CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON DECEMBER 11, 2017.

o0o

Item C-3

**CC:SA - Adoption of Respective Resolutions Approving the Transfer and Acceptance of Certain Real Properties at 9814 Washington Boulevard and 9820 Washington Boulevard, Culver City, from the Successor Agency to the City of Culver City and Approving an Assignment and Assumption Agreement and Related Actions**

THAT THE SUCCESSOR AGENCY:

1. ADOPT A RESOLUTION APPROVING, AND RECOMMENDING TO ITS OVERSIGHT BOARD THAT THE OVERSIGHT BOARD APPROVES, (1) THE TRANSFER OF CERTAIN REAL PROPERTY (LOCATED AT 9814 WASHINGTON BOULEVARD) TO THE CITY OF CULVER CITY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW; (2) AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.; AND

2. ADOPT A RESOLUTION APPROVING, AND RECOMMENDING TO ITS OVERSIGHT BOARD THAT THE OVERSIGHT BOARD APPROVES, (1) THE TRANSFER OF CERTAIN REAL PROPERTY (LOCATED AT 9820 WASHINGTON BOULEVARD AND IMPROVED WITH A BUILDING KNOWN AS THE KIRK DOUGLAS THEATRE) TO THE CITY OF CULVER CITY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW; (2) AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING (1) THE TRANSFER AND ACCEPTANCE OF CERTAIN REAL PROPERTY (LOCATED AT 9814 WASHINGTON BOULEVARD) FROM THE SUCCESSOR AGENCY TO THE CULVER

CITY REDEVELOPMENT AGENCY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW; (2) AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.; AND

2. ADOPT A RESOLUTION APPROVING (1) THE TRANSFER AND ACCEPTANCE OF CERTAIN REAL PROPERTY (LOCATED AT 9820 WASHINGTON BOULEVARD AND IMPROVED WITH A BUILDING KNOWN AS THE KIRK DOUGLAS THEATRE) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW; (2) AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.

o0o

Item C-4

SA - Adoption of a Resolution of the Board of Directors of the Successor Agency to the Culver City Redevelopment Agency Finding, and Recommending to its Oversight Board that the Oversight Board Find, that the Loan Totaling \$100,620,000 Made by the City of Culver City to the Former Culver City Redevelopment Agency was for Legitimate Redevelopment Purposes, was an Agreement of the Type Described in Health and Safety Code Section 34191.4(b) (2) (C) (i), that the Repayment of Such Loan is Authorized to the Fullest Extent of Law, and Approving the Agreement as an Enforceable Obligation and the Schedule for Repayment of said Loan by the Successor Agency in Accordance with Health and Safety Code Section 34191.4 (b) (3)

THAT THE BOARD OF THE SUCCESSOR AGENCY:

ADOPT A RESOLUTION FINDING, AND RECOMMENDING TO ITS OVERSIGHT BOARD THAT THE OVERSIGHT BOARD FIND, THAT THE LOAN TOTALING \$100,620,000 MADE BY THE CITY OF CULVER CITY TO THE FORMER CULVER CITY REDEVELOPMENT AGENCY WAS FOR LEGITIMATE REDEVELOPMENT PURPOSES, WAS AN AGREEMENT OF THE TYPE DESCRIBED IN HEALTH AND SAFETY CODE SECTION 34191.4(B) (2) (C) (I), THAT THE REPAYMENT OF SUCH LOAN IS AUTHORIZED TO THE FULLEST EXTENT OF LAW, AND APPROVING THE AGREEMENT AS AN ENFORCEABLE OBLIGATION AND THE SCHEDULE FOR REPAYMENT OF SAID LOAN BY THE SUCCESSOR AGENCY IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 34191.4(B) (3).

o0o

Item C-5

SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2018 through June 30, 2019; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2018 through June 30, 2019; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency

THAT THE SUCCESSOR AGENCY BOARD:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2018 THROUGH JUNE 30, 2019; AND,
2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2018 THROUGH JUNE 30, 2019; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

o0o

Item C-6

CC - FOUR-FIFTHS VOTE REQUIREMENT: (1) Approve Budget Amendments to (A) Eliminate Unnecessary Accounts Associated with the Dissolution of the Former Culver City Redevelopment Agency and Combine Remaining Appropriations, and (B) Transfer Land Sale Proceeds to the General Fund; and (2) Authorize the Chief Financial Officer to Perform the Necessary Accounting Entries

THAT THE CITY COUNCIL:

1. APPROVE BUDGET AMENDMENTS TO: (A) ELIMINATE UNNECESSARY ACCOUNTS ASSOCIATED WITH THE DISSOLUTION OF THE FORMER CULVER CITY REDEVELOPMENT AGENCY (CCRA), AND (B) TRANSFER LAND SALE PROCEEDS TO THE GENERAL FUND (BUDGET AMENDMENTS REQUIRE FOUR-FIFTHS VOTE); AND
2. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO PERFORM THE NECESSARY ACCOUNTING ENTRIES.

o0o

Item C-7

CC - FOUR-FIFTHS VOTE REQUIREMENT: (1) Approval of an Amendment to the Existing Professional Services Agreement with Accela, Inc. for (A) Phase 2 Enhancements of the City's Enterprise Permitting, Citizen Relationship Management and Code Enforcement Tracking Systems in an Amount Not-to-Exceed \$247,000, and (B) Purchase of Additional Software Licenses and Required Professional Implementation Services to Support the Application and Renewal Process for Commercial Cannabis Businesses in an Amount Not-to-Exceed \$247,048; (2) Authorization to the City Manager to Approve Further Amendment(s) to the Agreement in Additional Amount(s) Not-to-Exceed \$65,000 to Cover Unforeseen Costs; and (3) Approval of a Related Budget Amendment

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ACCELA, INC. FOR PHASE 2 ENHANCEMENTS OF THE CITY'S ENTERPRISE PERMITTING, CITIZEN RELATIONSHIP MANAGEMENT AND CODE ENFORCEMENT TRACKING SYSTEMS IN AN AMOUNT NOT-TO-EXCEED \$247,000; AND
2. APPROVE THE PURCHASE OF ADDITIONAL SOFTWARE LICENSES AND REQUIRED PROFESSIONAL IMPLEMENTATION SERVICES TO SUPPORT THE APPLICATION AND RENEWAL PROCESS FOR COMMERCIAL CANNABIS BUSINESSES IN AN AMOUNT NOT-TO-EXCEED \$247,048; AND
3. AUTHORIZE THE CITY MANAGER TO APPROVE FURTHER AMENDMENT(S) TO THE AGREEMENT IN ADDITIONAL AMOUNT(S) NOT-TO-EXCEED \$65,000 TO COVER UNFORESEEN COSTS; AND
4. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE).

o0o

Item C-9  
(Out of Sequence)

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

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

o0o

Item C-10

CC - 1) Acceptance of Work Performed by All American Asphalt for the Construction of the Duquesne Avenue Slurry Seal and Striping Project, PS-007; (2) Authorization to File a Notice of Completion; and (3) Authorization to Release the Retention Funds upon Expiration of the 35-Day Lien Period

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY ALL AMERICAN ASPHALT FOR THE CONSTRUCTION OF THE DUQUESNE AVENUE SLURRY SEAL AND STRIPING PROJECT, PS-007; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER'S OFFICE FOR RECORDATION; AND,
3. AUTHORIZE THE RELEASE OF RETENTION FUNDS IN THE AMOUNT OF \$11,380.46 TO BY ALL AMERICAN ASPHALT AFTER THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

o0o

Item C-11

CC - (1) Acceptance of Work Performed by Express Energy Services in the Amount of \$247,920; (2) Authorization to File a Notice of Completion; and (3) Authorization to Release the Retention Payment of \$12,239 after Expiration of the 35-Day Lien Period, for the Ince Parking Structure Lighting Retrofit Project, CIP PA-003

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY EXPRESS ENERGY SYSTEMS IN THE AMOUNT OF \$247,920; AND
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION; AND
3. AUTHORIZE RELEASE OF THE RETENTION PAYMENT IN THE AMOUNT OF \$12,239 TO EXPRESS ENERGY SYSTEMS UPON EXPIRATION OF THE

35-DAY LIEN PERIOD.

o0o

Item C-8  
(Out of Sequence)

**CC - FOUR-FIFTHS VOTE REQUIREMENT (Budget Amendment) -  
Approval of a Budget Amendment in the Amount of \$30,000.00 to  
Increase the Funds Available for Animal Field and Shelter  
Services Provided by the County of Los Angeles Department of  
Animal Care & Control**

Responding to inquiry, Police Captain Jason Sims explained City policies with regard to coordination with the Los Angeles County animal shelter; discussed contracts for field services and sheltering services; and he noted that LASPCA is the preferred shelter as their kill rate is lower.

Discussion ensued between staff and Council Members regarding coordination; success rates; clarification that the only time that animals would be euthanized is if there is a serious, untreatable injury; clarification that the Animal Control officer is currently unable to work the field; and duties of the Animal Control officer.

THAT THE CITY COUNCIL: APPROVE A BUDGET AMENDMENT TO TRANSFER \$30,000 FROM THE UNAPPROPRIATED GENERAL FUND RESERVES TO ANIMAL SERVICES (10140400.619800) FOR ANIMAL FIELD AND SHELTER SERVICES PROVIDED BY THE COUNTY OF LOS ANGELES DEPARTMENT OF ANIMAL CARE & CONTROL. (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

o0o

Item C-12  
(Out of Sequence)

**CC - Approval of Final Plans and Specifications and  
Authorization to Publish a Notice Inviting Bids for the 2018  
Pavement Rehabilitation Project, PS-005**

Council Member Eriksson received clarification on the criteria for street selection.

Charles Herbertson, Public Works Department, discussed prioritization; the pavement management system; information

from the Maintenance Operations Division and residents; including other streets in the area; cost analysis; shifting the focus from residential streets to arterials; and he indicated that staff would work to provide residents who make requests with a general idea of when their area could be addressed.

Discussion ensued between staff and Council Members regarding average amount of money spent on street maintenance; the alley by Temple Akiba; prioritization of alleys; formation of assessment districts; staying ahead of maintenance; pedestrian use of the alley by Temple Akiba; and SBI funds.

Mayor Cooper encouraged residents to use the Culver City Direct app to alert the City to any issues that need to be addressed.

THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE 2018 PAVEMENT REHABILITATION PROJECT, PS-005; AND
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE 2018 PAVEMENT REHABILITATION, PS-005.

o o o

Item C-13

**CC - Authorization to the Committee on Homelessness and Housing Division Staff to Solicit Volunteer Enumerators and Donations of Refreshments for the 2018 Greater Los Angeles Homeless Count**

Mayor Cooper invited public input.

The following member of the audience addressed the City Council:

Alex Fisch, Committee on Homelessness, encouraged residents to volunteer for the Homeless Count and he described the event.

Discussion ensued between staff and Council Members regarding a recent report about the Los Angeles County Homeless Count; concern with undercounting; start time; ways to make the count more accurate; hot spot areas; risky areas for

volunteers; City borders; access; fenced off areas; clarification that the count is taken from the street, volunteers are not allowed to go inside of buildings; homeless students who live in their cars in parking structures; the need to provide adequate services; clarification that if volunteers do not sign up in advance, they will probably end up working in Los Angeles; the MOU with the County; and a suggestion that approval for the Count be given for several years at a time.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: AUTHORIZE THE COMMITTEE ON HOMELESSNESS TO WORK IN CONJUNCTION WITH THE CULVER CITY HOUSING DIVISION TO SOLICIT VOLUNTEER ENUMERATORS AND DONATIONS OF REFRESHMENTS FOR THE 2018, 2019 AND 2020 GREATER LOS ANGELES HOMELESS COUNTS.

Council Member Sahli-Wells asked that the Committee on Homelessness come back each year to announce the event and solicit volunteers.

o0o

Item C-14

**CC - Approval of the 2018 Los Angeles Homeless Services Authority Greater Los Angeles Homeless Count Opt-In Memorandum of Understanding**

THAT THE CITY COUNCIL:

- 1) APPROVE THE 2018 LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA) GREATER LOS ANGELES HOMELESS COUNT OPT-IN MEMORANDUM OF UNDERSTANDING, 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.

o0o

Item C-15

**CC - Adoption of an Ordinance Amending Culver City Municipal Code, Title 17 - Zoning Section 17.400.065 Mixed Use**

**Development Standards and Section 17.320.020, Table 3-3A  
Residential Uses (P2017-0239-ZCA)**

Council Member Sahli-Wells discussed state legislation to enact a half mile obligation for transit oriented affordable housing programs and she asked that staff examine those impacts in order to be ready for that possibility.

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 - ZONING SECTION 17.400.065 MIXED USE DEVELOPMENT STANDARDS, SECTION 17.320.020 TABLE 3-3A RESIDENTIAL USES (P2017-0239-ZCA).

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-8, C-12, C-13, C-14 AND C-15.

o0o

**Public Hearings**

Item PH-1

CC - PUBLIC HEARING (1) Adoption of a Resolution Certifying the Environmental Impact Report (EIR), Adopting the Findings Required by CEQA, Adopting the Mitigation Monitoring Program (MMP), and Adopting the Statement of Overriding Considerations (P2016-0208-EIR); (2) Introduction of an Ordinance Approving Comprehensive Plan Amendment No. 7 (P2016-0208-CP); and (3) Adoption of a Resolution Approving Certificate of Appropriateness (P2016-0208-HPCA); and (4) Introduction of an Ordinance Approving Development Agreement (P2016-0208-DA) and, to update and expand facilities within The Culver Studios, 14-acre campus located at 9336 West Washington Boulevard

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICE.

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

Michael Allen, Planning Manager, provided an overview of the project.

Sol Blumenfeld, Community Development Director, discussed revisions to the Conditions of Approval requested by the Planning Commission and reviewed Condition 103.

Discussion ensued between staff and Council Members regarding deleted Conditions; Overland and Venice Boulevard; the responsibility to provide Ride Share to the Expo station; keeping cars and parking out of the area; intersections in the City of Los Angeles affected by the project; changes to Conditions 8 and 93; mobility improvements along Ince Boulevard; and Conditions triggered prior to occupancy.

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

Michael Hackman, Culver Studios, discussed their work with the City and the community to bring the project forward and make it an asset to the community.

Brian Glodney, Gensler, provided an overview of plans for the project.

Jim Suhr, applicant representative, discussed the Culver Studios Innovation Plan; public benefits; efforts to minimize the commuting footprint of employees; sustainability; the Complete Streets recommendations; efforts to minimize construction impacts; work with the School District; and working conditions.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Darrel Menthe, Culver City Downtown Business Association, expressed support for the project which he felt would benefit the downtown business community noting that, as a resident, the improvements would benefit the neighborhood.

Chris Brown acknowledged benefits to the City but expressed safety concerns for the disabled and urged the City to consider the human aspects to the changes.

Barbara Brody read comments submitted by Steven Rose in support of the project.

Richard Jibergian, Culver City Senior Softball Association, expressed support for the project and encouraged any interested seniors to contact him for information about playing softball.

Andy Weissman expressed support for the project noting that it was the culmination of nearly 30 years of work.

Micheál O'Leary cautioned against complacency; discussed the Culver Steps project; and he urged the City Council to move forward.

Seth Horowitz, The Culver Hotel, expressed support for the project and acknowledged construction impacts.

Ken Kaufman expressed support for the project.

Colin Diaz, Culver City Chamber of Commerce, expressed support for the project noting the many benefits to the City and to downtown businesses.

Jamie Wallace, Culver City Backpacks for Kids, expressed support for the project.

Lyn Warshafsky expressed support for the project.

Michael Hamill expressed support for Hackman Partners and for the project.

Donna LeBlanc, Rancho Higuera Neighborhood Association, discussed ingress and egress for the studio; cut through traffic; and she asked the City to support the Traffic Plan created by the Neighborhood Association.

Marcus Tiggs expressed support for the project; discussed increased traffic with the additional jobs; and he asked the City Council to earmark a portion of traffic system improvement funds for the Cattle Corner Traffic Plan.

Dylan Gottlieb, Rancho Higuera Neighborhood Association, discussed efforts to improve pedestrian safety and reduce cut through traffic; work with the Culver Studios; he asked the City Council to fully fund the Ten Point Traffic Mitigation Plan and expedite the process; and he discussed the importance of implementing traffic calming mitigations as a whole.

Gamal Palmer discussed benefits to the local community; economic diversity; innovation; opportunities for new businesses; and he expressed support for the project.

Alex Fisch, Rancho Higuera Neighborhood Association, voiced support for the project; noted that the Cattle Corner Plan had been vetted and presented an opportunity to fund the plan without any public funds; and he asked that Mobility Funds be allocated for true mobility options.

Ken Mand expressed support for the project; asked that Statements of Overriding Consideration not become commonplace in the City; and he asked that a conversation be had regarding management of the Mobility Fund noting that he did not want to see 70% of the Fund be placed in the Traffic System Improvement Fund in the City.

Andrea Smith expressed support for the project and echoed previous statements.

Beth Stewart endorsed the project noting support of the Education Foundation by the Culver Studios.

Arie Ohana, Envoy, discussed innovation in Culver City; benefits to the community; and mitigation of traffic impacts.

Holly Connors, Rancho Higuera Neighborhood Association, expressed support for the project; discussed collaboration with the Studios; the Cattle Corner Plan; the importance of making the Transit Oriented Development area pedestrian and bike friendly; and she asked that funds be earmarked for the Cattle Corner Plan.

Albert Vera expressed support for the project.

Kelly Kent, Culver City School Board, spoke on the character of the applicant; discussed support of the School District by Culver Studios; and setting a precedent for public private partnerships.

Maya Mallick, Culver Hotel, expressed support for the project.

Linda Messner expressed concern that she was not part of the plan that was turned in for the neighborhood; noted

that residents in the area already pay extra taxes for traffic mitigation; expressed opposition to the installation of stop signs; and she wanted signatures of residents who actually live in the area required before any traffic mitigations are made.

David Hauptman expressed support for the project.

Jeremy Green, City Clerk, read comments submitted by:

Milt Torren  
Jacy Gross  
Ron LeBlanc

Heather Moses endorsed the project and discussed support of the School District by Culver Studios.

Michael Hackman, The Culver Studios, expressed gratitude to those who spoke in support of the project.

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

Discussion ensued between staff and Council Members regarding public engagement; contributions to the community; being a model of public/private partnerships; safety concerns; the Traffic Improvement System; embracing mobility; not prioritizing cars over other modes of transportation; a suggestion that staff meet with members of the Rancho Higuera Neighborhood Association to discuss the Plan; assurances that all public comment would be considered; reductions to single vehicle trips and vehicle miles travelled; concern with the amount of parking provided; parking built to be converted at later date; an observation that the neighboring property is under-parked; and fiscal impact.

Discussion ensued between staff, project representatives and Council Members regarding housing; concern with displacement; the mobility revolution; affordable housing; the Ride Share subsidy; better defining ride hailing companies vs. ride sharing; external and internal components; construction hours; completion of the Culver Steps construction; balancing the duration of construction; ensuring that Sunday construction is the exception; Temporary Use Permits for construction activity; available contact information; coordination with Linn Howe Elementary School; access;

different cultures with different tenants requiring a range of Transportation Demand Management (TDM) programs; conditions for people in the disabled community; outreach; provisions for local hiring; construction quality; local business engagement; policy goals; creativity for bicycle racks; commitment to the community; subsidies; TAP cards; tenant specific programs; glare; appreciation for the number of parking spaces provided; pass through traffic; the General Plan Update; maintaining the uniqueness of Culver City; and controlling growth.

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

1. ADOPT A RESOLUTION CERTIFYING THE PROJECT EIR, ADOPTING FINDINGS REQUIRED BY CEQA, ADOPTING THE MITIGATION MONITORING PROGRAM (MMP), AND ADOPTING THE STATEMENT OF OVERRIDING CONSIDERATIONS (ATTACHMENT 1); AND
2. INTRODUCE AN ORDINANCE APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 7 (CPA NO. 7) (ATTACHMENT 2) AS AMENDED; AND
3. ADOPT A RESOLUTION APPROVING THE CERTIFICATE OF APPROPRIATENESS, SUBJECT TO THE CONDITIONS OF APPROVAL (ATTACHMENT 3); AND
4. INTRODUCE AN ORDINANCE APPROVING THE PROJECT DEVELOPMENT AGREEMENT (ATTACHMENT 4).

o0o

**Recess/Reconvene**

Mayor Cooper called a brief recess from 10:09 p.m. to 10:16 p.m.

o0o

**Action Items**

Item A-1

**CC - Adoption of a Resolution Authorizing Access to State and Federal Level Summary Criminal History Information of Applicants for Commercial Cannabis Business Permits**

Discussion ensued between staff and Council Members regarding concern with the requirements for federal criminal history on cannabis businesses; the FBI vs. the Department of Justice; concern with flagging Culver City and individuals; the need to properly vet operators; keeping references vague; eliminating operators who have committed serious crimes; criteria for operators; determination of disqualifying infractions; clarification on the application process; subcommittee recommendations; transparency; and a suggestion to check with the state Attorney General's Office for additional information.

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING ACCESS TO STATE AND FEDERAL LEVEL SUMMARY CRIMINAL HISTORY INFORMATION OF APPLICANTS FOR COMMERCIAL CANNABIS BUSINESS PERMITS.

o o o

Item A-2

CC - FOUR-FIFTHS VOTE REQUIREMENT (Budget Amendment and Waiver of Bid Procedures Only) - (1) Pursuant to Culver City Municipal Code Section 3.07.075(E) (3), Waiver of Formal Competitive Bidding Procedures; (2) Approval of a Five-Year Professional Services Agreement with Vigilant Solutions to Provide an Automated License Plate Recognition (ALPR) System in an amount not to exceed \$443,500; (3) Authorization to the City Manager to Approve Further Amendment(s) to the Agreement in Additional Amount(s) Not-to-Exceed \$88,700; (4) Approval of \$30,000 to be Appropriated for Electrical Requirements at the Traffic Signal Power Boxes; and (5) Approval of a Budget Amendment to Appropriate \$357,200 from the General Fund Reserve to Departmental Special Equipment (10140200.732120) for a Not-to-Exceed ALPR System Project Amount of \$562,200

Scott Bixby, Police Chief, introduced the item.

Sam Agaiby, Police Captain, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding whether the data could be used to help with car thefts.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Albert Vera spoke in support of utilizing the new technology; he felt that data storage concerns had been addressed; and he cited practices of other cities.

Ken Mand expressed support for the Police Department; felt that funding and staffing should grow to match the growth of the community; and that use, rules and policy should be established prior to authorizing purchase and implementation.

Discussion ensued between staff and Council Members regarding proper vetting of the item; a suggestion that items A-2 and A-3 should have gone through the Parking and Traffic subcommittee first; the feeling that the policy should be established before the equipment has been secured; identifying the amount of pass through traffic in the City; concern with the data being compromised; clarification that the cameras are configured to read the rear license plate; parking license plate readers; the number of cameras requested; maximizing coverage; arterial intersections; public notice; clarification that data would only be used for criminal investigations; data management; staffing; cloud based storage; Vigilant Solutions; the hardware warranty and basic service package; software licensing; data sharing between agencies; establishing a baseline to gauge the value and effectiveness of the system; ongoing costs to run the system; the process for identifying and tracking vehicles; the need for a written policy before making a purchase; camera placement; practices of some European cities; and congestion pricing.

Victor Intermaggio voiced concern with costs; discussed serving the community; supported investing in infrastructure and people; and he expressed concern with further militarizing the police by adding surveillance.

Further discussion ensued between staff and Council Members regarding an uptick in crime in the City; the feeling that investing in surveillance is investing in people; concern that a policy should be in place before approval; ways to

move forward; best interests of the Police Department vs. community interests; traffic safety vs. crime; allowing additional time; moving forward with full transparency; consideration of privacy issues; maximizing the resource; and staff agreement to return with a policy for consideration in 30 days.

o0o

Item A-3

**CC - Approval of a Purchase Order with Ackah Sarbah Botach Tactical for the Purchase of Two (2) DJI Matrice 210 Unmanned Aerial Systems (UAV), Four (4) DJI Phantom 4 Pro Unmanned Aerial Vehicles (UAV), Two (2) DJI Spark Unmanned Aerial Vehicles (UAV) Fly More Combo Packages and Accessories in an Amount-Not-To-Exceed \$70,000**

James Sims, Police Captain, provided a summary of the material of record.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Carlene Brown commended the Police Department but expressed concern with the use of drones; noted that the term drone was not used on the agenda item so the public had no way of knowing what the item was about; she read an excerpt from a book on drones by Norm Stamper; discussed safeguards developed by the ACLU; the need for transparency and a usage policy to be decided by representatives of the public, not the Police Department; she felt that the subject needed much more attention than the issue of cannabis; and she requested additional time and consideration be given to the item.

Jamie Garcia cited statistics regarding the number of people killed by law enforcement in 2017; questioned material support given to law enforcement; discussed the cost of policing on communities; racial bias and social consequences; surveillance technology and predictive analytics; data driven, evidence based law enforcement; concern with the lack of community outreach and education; the lowered threshold to place someone in a database; and she questioned whether it is appropriate to place everyone in a database in a democratic society.

Mariella Saba did not want to see drones in the skies; discussed white supremacy, putting property over people, and patriarchy; use of drones by the Los Angeles Police Department; and she urged the City Council to reject the proposal.

Khin Khin Gyi, Culver City Democratic Club, discussed the need for policies before purchases are made; reported a West Hollywood drone crash in 2015 and subsequent restrictions enacted by the West Hollywood City Council; ensuring that identifying markings are placed on the drones; and she asked that the City Manager research best practices and ensure that the City ordinance reflect built-in safety measures for everyone.

Samyrha Saba discussed different types of justice; corruption; she noted that additional information is available from Stop LAPD Spying Coalition; she suggested considering the issue in terms of what communities are experiencing with the police; and she felt that Martin Luther King Jr. would not support drones.

Donna Kent expressed appreciation for the draft policy but skepticism that drones would not be used for surveillance; she suggested that if drones are used, that a working ordinance group be established with community members and the Police Department; expressed safety concerns; discussed bird strikes; affects to the environment; and she voiced support for community policing but opposition to drones.

Gary Silbiger expressed dismay that Culver City was vying to be number one for policing rather than for the environment; discussed potential noise issues; he felt that the drones would make people more fearful; he asked for additional time to consider the issues; wanted to see agenda reports that fully describe the facts; asserted that without including the public in the discussion, the concept of democracy in Culver City is null and void; felt that any proposal should go before the City Council; and he asserted that if drones are approved, a Police Commission would have to be formed to oversee the program and ensure accountability.

Kelly Kent expressed hesitation at the cost; asked for social sensitivity; noted that trust in the use of surveillance should not be taken for granted; suggested that combating the causes of crime by allocating equal resources to mitigating

poverty might be the better approach; observed that budgets are statements of values; felt drones were incongruous with the City of Kindness, Sanctuary City, the Culver City Compact, and My Brother's Keeper; and she suggested that the City help the School District fund an equity assessment.

Glenn Spanu discussed his overseas travels; losing personal liberty for perceived safety; and he noted the importance of giving the issue careful consideration.

Daniel Lee discussed concerns around surveillance; targeting people of color; a solution in search of a problem; the cyclical nature of crime; addressing the specific types of crime with policy measures; transitioning from a community police force to a military style police force; he noted that as a military veteran he did not feel that neighborhoods should be transformed into war zones; he did not want to see further separation between police and the community, but rather he wanted to see people working together; he stated that a concrete policy and manual of use should be created ahead of time; and he felt that the focus should be on safety.

S. Dhanji expressed opposition to the purchase of drones; discussed the importance of strengthening the relationship between the community and the police force; felt drones would not put the community at ease; pointed out there was no policy in place and the proposal was rushed; asserted that body cameras had not improved accountability; and she felt that tensions would be increased with the implementation of drones.

Paul V. Ferrazzi felt the item should be tabled until there is more time for public discussion; discussed the need to create a resident committee to work with the staff, City Council and Police Department to establish policy guidelines; asserted that aerial drones should not be deployed; he reported a 78% negative rating by the Better Business Bureau (BBB) for Botach; and he asked that the item be tabled.

Victor Intermaggio felt the City should consider what they are investing in: military programs or community and social programs; discussed the role of the police in the community; and he expressed opposition to drones.

Michelle Weiner echoed the comments of previous speakers; related comments from Suzanne De Benneditis who requested a

Town Hall meeting; noted the need for public input; felt the policy had been thrown together without input; expressed concern that due to the low cost, anyone could have drones; felt that drones were not a way to build community; discussed the Fourth Amendment and reasonable search; eroding rights by having drones; and she expressed concern with the potential for weaponizing drones.

Kareem Youssef provided background on himself; felt the presentation was mediocre; expressed surprise that the City Council would take the item seriously; noted that the reasons for support were not scientific or convincing; questioned where the evidence was that quality of life was enhanced by drones; discussed protecting liberties; mistrust of the police; working to foster relationships with the community; and the need to demand accountability from the police and the role of the City Council to facilitate the accountability.

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

Tiffany Guerra  
Michael Hersh  
Deborah Myers  
Nancy Goldberg

Discussion ensued between staff and Council Members regarding efforts of the Culver City Police Department to meet people in the community; outreach; the reality of drones; regulating drones to protect privacy; previous discussion of drones in the budget hearings in March 2017 and the lack of public input; concern that the budget for the drone program was authorized in July, but no policy has been formulated yet; vague statements in the presentation; concern with sole discretion of the Chief of Police as to whether to release video; police shootings; identifying markings on the drones; information storage; the need for additional staffing; concerns with Botach and the decision made to use them; the importance of outreach and community input; impacts to various segments of the community; the need for policy before a purchase; the preliminary approval with the budget; dedicated work to earn the public trust; diversity of the police force; Sanctuary City status; a suggestion to clarify what things would not be done with the drones; addressing concerns clearly with the policy; the importance of transparency and justice; equal application of the law; length of time for the current bid; postponement of the item from the December 11 agenda; sending the item out to rebid if

necessary; scheduling; diversity in the School District; the negative rating from the BBB; concerns with Botach and a potential conflict of interest; the open and competitive bid process; clarification that there is no service component, equipment is simply being purchased; privacy concerns; the Fourth Amendment; different types of drones for different uses; clarification that drones are flown in the line of sight and cannot replace helicopters; storage; coordination with the Fire Department; altitude and the right of privacy; coordination with LAPD; City Council consensus was achieved to make it clear they are still willing to consider the bid; an observation that the bids were all close in price; clarification that warranties come from the manufacturer, not the company; a request that the draft policy be made available and released to the public 15 days before a scheduled meeting to allow ample time for study; the importance of addressing community concerns; and agreement that the item return for additional consideration in 30 days.

o0o

Item A-4

**CC - (1) Discussion of Becoming a Member of the California Contract Cities Association (CCCA); (2) If the City Council Chooses to Become a Member: (A) Appointment of a Delegate and Alternate to the CCCA; and (B) Appropriation of \$2,600 for Membership Dues and Municipal Seminar Expenses through June 30, 2018; and (3) Direction to the City Manager as Deemed Appropriate**

Mayor Cooper invited public input.

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding a suggestion to evaluate the membership again in two years; whether the membership is effective or necessary; justifying the cost and time committed to it; concern with duplicating efforts; benefits of partnership; working together to strike the best deal for items that are contracted out; collective purchasing; southern California vs. northern California; pro-rated costs; availability; networking; committee representation; and agreement to postpone the item for discussion during the budget process for next year.

January 8, 2018

Council Member Clarke reported that his term with the Library Commission would be expiring in April and the position would be available for anyone interested in serving.

o0o

**Public Comment - Items Not on the Agenda**

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

o0o

**Items from Council Members**

Jeremy Green, City Clerk, reported that Janet Hoult had left a small gift for each Council Member.

o0o

**Member Requests to Agendize Future Items**

None.

o0o

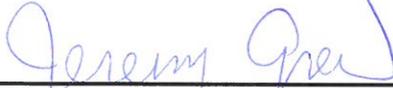
**Adjournment**

There being no further business, at 1:00 a.m., Tuesday, January 9, 2018, the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned to January 22, 2018.

o0o

---

January 8, 2018



---

Jeremy Green

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



---

JEFFREY COOPER

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