

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

March 11, 2019  
6:00 p.m.

**Call to Order & Roll Call**

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

Present: Thomas Small, Mayor  
Meghan Sahli-Wells, Vice Mayor  
Göran Eriksson, Council Member\*  
Alex Fisch, Council Member  
Daniel Lee, Council Member

\*Council Member Eriksson joined the meeting at 7:05 p.m. via telephone from the Kimpton Hotel Palomar DC, Business Center, 2121 P Street NW, Washington, DC 20037

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

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**Closed Session**

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

**CS-1** CC - Conference with Labor Negotiators

City Designated Representatives: City Manager John Nachbar;  
Assistant City Manager Serena Wright  
Employee Organization: Culver City Employees Association;  
Culver City Management Group; Culver City Police Officers  
Association; Culver City Fire Fighters Association; Culver  
City Police Management Group; Culver City Fire Management  
Association; Executive Management Employees  
Pursuant to Government Code Section 54957.6

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### **Reconvene**

Mayor Small reconvened the regular meeting of the City Council  
at 6:43 p.m. with four Council Members present (absent Council  
Member Eriksson).

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### **Recognition Presentations**

#### Item R-1

#### **CC: Presentation of a Certificate of Recognition to Ana Wong for her Artwork as a West Basin Municipal Water District's "Water Is Life" Competition Winner**

Council Member Fisch presented a Certificate of Recognition to  
Ana Wong for her winning artwork in the West Basin Municipal  
Water District's "Water is Life" competition.

Jeremy Green, City Clerk, announced that the artwork could be  
viewed on the video wall.

Ana Wong thanked the City for the honor and noted the  
importance of water conservation and ensuring that water is  
available for the next generate.

Scott Houston, West Basin Water District, noted that Ana had  
also been selected as a featured artist in the "Water is Life"  
calendar from the Metropolitan Water District, and he  
indicated that he would leave informational flyers at the back  
of Council Chambers for upcoming events.

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#### Item R-2

**CC: Presentation of a Commendation to Kerri Payne-Lue for her Dedicated Service to the Citizens of Culver City**

Council Member Lee presented a Commendation to Kerri Payne-Lue for her volunteer work with the Culver City Police Department.

Kerri Payne-Lue thanked the City for the honor.

Vice Mayor Sahli-Wells reported that Kerri Payne-Lue is also an active member of the Blair Hills Neighborhood Association.

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Item R-3

**CC: Presentation of Certificates of Recognition to the Members of The Culver City Community Conversation Advisory Board**

Mayor Small discussed the importance of the Advisory Board to the process; finding a new way to conduct public outreach and meetings; and he presented Certificates of Recognition to members of the Culver City Community Conversation Advisory Board.

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Item R-4

**CC: Presentation a Proclamation Designating March as Civility Month in Culver City 2019**

Mayor Small presented a Proclamation designating March as Civility Month in Culver City.

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**Regular Session**

Mayor Small indicated that a portion of the consolidated City Council meeting was being conducted pursuant to California Government Code Section 54953, in that City Council Member Göran Eriksson was participating via speakerphone from the Kimpton Hotel Palomar DC, Business Center, 2121 P Street NW, Washington, DC 20037 and in accordance with the Ralph M. Brown Act, his teleconference location had been identified in the notice and agenda for the meeting.

Jeremy Green, City Clerk, received clarification from Council Member Eriksson that he could hear the meeting clearly; that he had a copy of the agenda; that he had posted the agenda for the meeting at his location; that his location was reasonably accessible to the public; that there were no members of the public present with him; all Council Members present indicated that they were able to clearly hear Council Member Eriksson; no Council Member expressed doubt that Council Member Eriksson was the person participating by teleconference; and she indicated that all votes taken for the meeting would be voice votes.

Mayor Small convened the meeting of the Culver City Housing Authority Board, Culver City Parking Authority, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:05 p.m. with four Council Members present and Council Member Eriksson participating via speakerphone.

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#### **Invocation/Pledge of Allegiance**

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Fred Puza.

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#### **Closed Session Report**

Mayor Small indicated nothing to report out of Closed Session.

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

Council Member Fisch announced the Annual Spring Egg Hunt on March 16 at Veterans Park noting that community concerns from previous years had been taken into consideration and addressed; and he asked that when the meeting is adjourned that it be adjourned in celebration of the birth of Savannah Bella Diaz, daughter of Colin Diaz from the Chamber of Commerce.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN CELEBRATION OF THE BIRTH OF SAVANNAH BELLA DIAZ.

Council Member Sahli-Wells announced a City Council School Board Liaison Committee meeting on March 13; a discussion of the Coyote Management Proposal on March 13 at Veterans Memorial Building; a Safe Routes to La Ballona Elementary School Open House on March 16; and she noted that the next City Council meeting would be held on March 18 rather than March 25 to accommodate the Culver City Unified School District (CCUSD) spring break.

Mayor Small reported completion of a Technical Advisory Panel process with the Urban Land Institute (ULI) focused on the Fox Hills Business Park and surrounding area; he announced a performance at the Baldwin Hills Overlook as part of the Performing Arts Grant Program on March 13; and he discussed an article called "Culver City Now" in the LA Times Design Magazine.

Vice Mayor Sahli-Wells reported that Victor McElhaney had passed away.

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF VICTOR MCELHANEY.

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## **Presentation**

### Item P-1

#### **CC - Presentation of The Culver City Sustainable Business Certification Program and the Program's Second Year Certification Recipients**

Joe Susca, Senior Management Analyst, discussed the City's Sustainable Business Program and introduced Shae Cunningham.

Shae Cunningham, Balanced Approach, provided background on the company; presented an overview of the second year of the Culver City Sustainable Business Certification (CCSBC) Program; discussed deliverables; outreach; partnerships; California Green Business Network membership; and 2019-2020

certified businesses.

Discussion ensued between Ms. Cunningham, staff and Council Members regarding the proposal to extend the program for a third year; having the City take over the program; the waiting list for year 3; businesses that started but did not complete the process; social indicators; businesses that go out of the program; the required investment in time and money; targeting new companies moving into the City; and encouragement for businesses to seek Tier 2 status when recertifying.

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

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Janet Hoult displayed the "Culver City Now" article in the LA Times; discussed her experience with conflict resolution at Cal State LA; her certification as a mediator; and she read a poem about civility.

Myrna Kayton provided background on herself; discussed incidences of anti-Semitism in Culver City; and she asked the City Council to recognize incidences of hate crimes.

Discussion ensued between Ms. Kayton, staff and Council Members regarding the 2016 Sanctuary City resolution, the Culver City designation as a City of Kindness, and the anti-hate resolution; other reports from Raintree residents; and discussion with the Police Department.

Myrna Kayton agreed to forward a letter from Rabbi Shapiro to Council Members.

Judi Sherman discussed speeding; drivers who run stop signs in school districts; one lane streets; and she wanted to see additional funds allocated to address staffing.

Mark Lipman repeated his call for a Town Hall to address the future of Culver City and what can be expected with large corporations moving in; he discussed taxing large corporations; concerns around housing; efforts of Amazon to get a waiver to exempt their employees from protections; the

decision by California to cut ties with ICE; Culver City elections; grass roots organizing; economic voting blocks; concern that Culver City will be outvoted by major corporations; the importance of protecting the integrity of local elections; campaign finance rules for Culver City and ensuring that corporations cannot buy the elections; and he asked the City Council to hold a Town Hall on the future of Culver City.

Sandine Cassidy, Ballona Creek Renaissance (BCR), discussed efforts to further reduce the amount of plastic going into the environment; actions of other cities; she asked that an item be agendized regarding revisiting the Polystyrene Ordinance to reflect current best practices; and she noted that BCR had developed a proposal that would be delivered to staff for consideration.

The City Council agreed to agendize a future discussion of the issue.

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

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

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

No changes were made.

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#### **Consent Calendar**

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2 AND C-5.

Item C-1

**CC:HA:SA - Approval of Minutes for the Regular City Council Meeting on February 25, 2019**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING ON FEBRUARY 25, 2019.

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Item C-2

**CC - Approval of an Agreement with UniFirst Corporation for Uniform Rental and Uniform-Products and Services**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR AGREEMENT WITH UNIFIRST CORPORATION FOR UNIFORM AND UNIFORM-RELATED PRODUCTS AND SERVICES; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR OPTIONS; 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  
(Out of Sequence)

**CC - Adoption of an Ordinance Amending Culver City Municipal Code Section 13.03.025, Regarding the Consumption of Alcoholic Beverages on Streets and Public Parks**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CCMC § 13.03.025 REGARDING THE CONSUMPTION OF ALCOHOLIC BEVERAGES ON STREETS AND PUBLIC PARKS.

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Item C-3

(Out of Sequence)

**CC - Authorization for City Manager to Obtain Competitive Proposals for Network Operations Services for the Culver Connect Fiber Network**

Responding to inquiry, John Nachbar, City Manager, provided a brief update on the status of the fiber network and indicated seeking competitive proposals for network operations.

Discussion ensued between staff and Council Members regarding public options; consideration of other models; and the approach taken by Santa Monica.

THAT THE CITY COUNCIL: AUTHORIZE THE CITY MANAGER TO OBTAIN COMPETITIVE PROPOSALS FOR NETWORK OPERATIONS SERVICES FOR THE CULVER CONNECT FIBER NETWORK.

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Item C-4

**CC - Approval of an Amendment to the Memorandum of Understanding (MOU) with the Culver City Chamber of Commerce Regarding the Parties' Cooperation in Community Events, Projects and the General Economic Development of the City**

Mayor Small invited public input.

The following member of the audience addressed the City Council:

Colin Diaz, Chamber of Commerce, discussed previous updates of the MOU; the amendment to the portion related to the Mayor's Luncheon; the suggestion to move the event to the Frost Auditorium and make it free; the inability of the Chamber to support the event financially if those changes are made; and he indicated that the Chamber would continue to work with City staff, the City Council and stakeholders on economic development and vitality.

Discussion ensued between staff and Council Members regarding the amount of money paid to the Chamber for the event in previous years; support for making the event accessible to everyone; the revised MOU; direction to change the MOU; removal of the Mayor's Luncheon; reframing the event to be a Mayor's State of the City; the role of the Chamber in the

production of the event; promotion; clarification that the Chamber would have no financial obligation for the event; and concern that in the past the State of the City was a fundraiser for the Chamber.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE REGARDING THE PARTIES' COOPERATION IN COMMUNITY EVENTS, PROJECTS AND THE GENERAL ECONOMIC DEVELOPMENT OF THE CITY THROUGH DECEMBER 31, 2020; 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.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-3 AND C-4.

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#### **Action Items**

##### Item A-1

**(1) Consideration of Sponsorship Request from L.A. Works in Support of its Annual Pop-Up Day of Service Event; (2) If Desired, Designation of the Event as City-Sponsored; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment**

Serena Wright-Black, Assistant City Manager, provided a summary of the material of record.

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Nahtahna Cabanes, Director of Strategic Partnerships from L.A. Works reported a change to available parking spaces resulting in an adjustment to the fee waiver request; discussed non-profits being served; income inequity; work with the Equity

Subcommittee to identify City non-profits; strong existing partnerships; organizations that fit with the theme; and, responding to inquiry, she clarified the purpose of the event.

Discussion ensued between staff and Council Members regarding support for volunteerism; enacting the will of previous City Councils; concern with piecemeal City sponsorships and the need to follow procedures set in place; a suggestion to provide sponsorship and partial funding; other events that the City provides significant sponsorships for; and in-kind services vs. cash contributions.

Ms. Cabanes provided clarification regarding rental costs for tables and chairs; fee waivers requested; the total request vs. the overall request; and she indicated that less sponsorship would result in less resources given back.

Additional discussion ensued between staff and Council Members regarding precedent; concrete examples of support beyond in-kind; other ways to raise needed funds; clarification on the deadline to apply for the Special Grants Program for 2020 and encouragement to apply; making the deadline known to non-profits; information required as part of the regular process; reserves; a suggestion to provide in-kind support and half the amount of cash requested; bringing value to the City beyond the money being put into the event; and encouragement to staff to require that applications are filled out regardless of when requests are made.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. PROVIDE IN-KIND SUPPORT FOR THE L.A. WORKS EVENT; AND
2. DESIGNATE THE EVENT AS A CITY-SPONSORED EVENT; AND
3. APPROVE A RELATED BUDGET AMENDMENT IN THE AMOUNT OF \$2,650 (FOUR-FIFTHS VOTE REQUIRED).

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Item A-2

**CC - (1) Presentation and Discussion of the Culver City Community Conversation Final Report Relating to the "Revive Civility Cities" Program; and (2) Direction to the City Manager as Deemed Appropriate**

Jesse Mays, Assistant to the City Manager, provided a presentation on the Culver City Community Conversation Final Report.

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Fred Puza discussed serving on the Committee; the importance of dialog; perception; work still to be done; the potential for change; people that did not attend; he reported sharing information with his neighbors; and he expressed hope that the conversations would continue.

Discussion ensued between staff and Council Members regarding positive feedback received from attendees; building community; the importance of making regular use of the format; the State of the City; appreciation to staff and the Mayor for securing the grant; the importance of hearing different perspectives; new ways of interacting; poverty issues related to the high cost of housing; the need for market housing for all people; difficult conversations during the General Plan Update; addressing climate change; Fox Hills as a model for successful density; the jobs/housing imbalance; reuniting the Advisory Committee; future opportunities in Fox Hills; people who feel left out of the process; a City Council listening tour; City Council meetings not held in Council Chambers; and appreciation to staff for their efforts in the process.

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Item A-3

**1) Report on the Status of City-Owned Property Located at 9814 Washington Boulevard; and (2) Direction to the City Manager as Deemed Appropriate**

Todd Tipton, Economic Development Director, provided a summary of the material of record.

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Steve Edwards, ReThink Development, indicated that he owned the property next door and encouraged the City Council to do a Request for Proposals (RFP) as he wanted to offer up some proposals as to what to do with the property.

Discussion ensued between staff and Council Members regarding support for sending the item out to RFP; moving forward; creating a community space project; affordable housing; direct community benefits; the need to take the building down; interim CERT usage for search and rescue exercises; the Jazz Bakery; conserving the trees; the importance of community outreach; use of the land for open space; preparing the terrain; size of the site; limits on what can be done with the site; the Frank Gehry plan to create a vertical concert hall; costs; operations and maintenance; related usage; future costs; issuing a Request for Ideas (RFI); agreement to save the trees but move forward with demolition and create an interim use with an outreach proposal; the General Plan; a suggestion to hold a prelude series event with the public and developers with varied ideas that interact with each other; and staff agreement to return with a proposal for an event to open up discussion.

Hope Parrish, Culver City Historical Society, asserted that the building had historical value and the Society wanted to look at it before it is torn down; she discussed the original use; documentation; and she expressed appreciation for the acknowledgment of the Historical Society.

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Item A-4

**CC - (1) Presentation Regarding the Culver City Farmers' Market, and (2) Direction to the City Manager as Deemed Appropriate.**

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Cynthia Ojeda provided background on herself and her experience with the Farmers Market since October 2017; she discussed changes made; integrity; liability; insurance and permits; parking; electricity; Main Street merchants; banners; efforts to address issues and ensure that there is no disruption before the street is closed for the Market; events incorporated into the Farmers Market; increases to restaurants that buy from the market; providing a place for shoppers to sit and enjoy the market; increased opportunities for shoppers to buy at the market; accepted payment types; the Women, Infants and Children (WIC) Program; Market events; sustainability; collaboration with Public Works; the Community Outreach Table; gift certificates; social media presence; reviews; and additional opportunities and recruitment.

Discussion ensued between Ms. Ojeda, staff and Council Members regarding appreciation for the positive reviews; advertising and outreach for EBT and WIC; food waste; Food Forward; establishment of a composting bin for the farmers; issues with the location; alternative locations; the feeling that to move a Farmers Market is to start all over; issues with changing the day; benefits of the current location; containment of the event; parking; examples of long-standing, strong markets that move and lose their audience; and the need to revisit the traffic analysis.

Seth Horowitz, Culver Hotel, expressed support for keeping the Farmers Market in the downtown area; discussed regular impacts to the Culver Hotel; the impact of the opening of the Culver Steps; the logic of moving the location; proposed locations; access; parking; electricity; logistics; the coming increases to the daytime population; whether the Market would die if it is moved; orchestrating the look of the Market rather than a mishmash; and he felt the issue should be addressed sooner rather than later.

Vice Mayor Sahli-Wells received clarification that a large part of Town Plaza is public and belongs to the City.

Darrel Menthe discussed the importance of the Farmers Market in the downtown area; the regular pedestrian experience; he expressed concern with the focus on traffic; he wanted to see research and data to examine the best location; he expressed concern with advocating a location before there is a study of applicable locations in the downtown area; and he noted the need for community input and public outreach.

Erin Zemet expressed support for the Farmers Market; discussed the struggle of small businesses on Main Street; access; the WIC program; the 20% drop in business on Tuesdays; accessibility issues; the Ride Sharing area; support for businesses in the City other than restaurants; balance; the increased cost of square footage; and concern with losing small businesses in the area.

Leah Koch, The Ripped Bodice Bookstore, reported that her business is located 12 feet outside of Culver City; indicated that she had not been notified of the meeting; discussed the detrimental effect of the Farmers Market to her business; encouraged the City Council to gather information to consider moving the market before Culver Steps opens; asserted that a traffic report was a waste of money; and she agreed that the Farmers Market might lose revenue in the move but she felt there would be numerous complaints if the market stays at the same location once Culver Steps opens.

Discussion ensued between staff and Council Members regarding the quality and experience of the Farmers Market; expanding the Market by devoting more space to it; the need for public outreach and careful consideration; holding the Farmers Market in front of City Hall; logistics; having a large weekend market incorporating the City Hall Courtyard; feasibility; concern that Canfield and Media Park are hidden; compelling reasons to look for a change; information needed to inform choices; day of the week and location; conducting a community survey; the need to move forward before Culver Steps opens; changes to traffic patterns; evaluation of alternative locations; appreciation to Cynthia Ojeda for her work; considering advantages and disadvantages of each location and each day; making the change as a celebration; providing proper resources; adding consideration of Town Plaza to the list; clarification that the land is public space; public amenities good for the community; and agreement that the Market stay downtown.

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Item A-5

**CC - (1) Presentation Regarding the Status of Media Park, and  
(2) Direction to the City Manager as Deemed Appropriate.**

Elaine Gerety-Warner, Economic Development Project Manager, provided a summary of the material of record.

Mayor Small invited public comment.

No speakers came forward and no cards were received.

Discussion ensued between staff and Council Members regarding support for increased public space; consideration of a broader conceptual plan; serving the needs of the public; better utilization of Canfield; activating space; impacts of the Culver Steps on the surrounding area; the Boulder Dushanbe Tea House and a suggestion to add a placemaking Tea House as part of the public space; adding value; outreach; engaging with stakeholders; complementing what is already there; experimenting with microgrids in public space to solve a problem; proximity to Venice Boulevard; solar panels; the need to engage a consultant to imagine what is possible; vacating Canfield; integrating the Farmers Market into the plan; and making the park more usable than it has been in the past.

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

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

None.

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**Adjournment**

There being no further business, at 10:13 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Victor McElhaney and in celebration of Savannah Bella Diaz to March 18, 2019.

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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

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