

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

May 28, 2019  
5:30 p.m.

**Call to Order & Roll Call**

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

Present: Meghan Sahli-Wells, Mayor  
Göran Eriksson, Vice Mayor  
Alex Fisch, Council Member  
Daniel Lee, 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.

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**Closed Session**

**CS-1** CC - Conference with Legal Counsel - Anticipated  
Litigation  
Re: Significant Exposure to Litigation - 1 Item  
Pursuant to Government Code Section 54956.9(d)(2)

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**CS-2** CC - Conference with Legal Counsel - Existing Litigation  
Re: Greenwood, Michael (Dec'd) Jackson, Brandy v. City of  
Culver City Case No. WCAB ADJ11068938  
Pursuant to Government Code Section 54956.9(d) (1)

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**CS-3** 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 Sahli-Wells reconvened the regular meeting of the City  
Council at 6:38 p.m. with all Council Members present.

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**Recognition Presentations**

Item R-1

**CC - Presentation of a Proclamation Designating May as Asian  
American and Pacific Islander Heritage Month 2019**

Council Member Small presented the Proclamation designating  
May as Asian American and Pacific Islander Heritage Month  
2019.

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**Recess**

Mayor Sahli-Wells called a brief recess from 6:53 p.m. to 7:00  
p.m.

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**Regular Session**

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

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**Closed Session Report**

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

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**Invocation/Pledge of Allegiance**

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Dr. Janet Hoult.

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

Council Member Small reported attending a successful panel discussion on architecture and music at the Wende Museum the previous week, and he received City Council consensus to agendaize consideration of a request by Bright Horizons Childcare Centers that the City initiate a zoning code amendment to allow childcare in the Light Industrial Zone as a primary use.

Council Member Lee discussed Memorial Day and helping veterans in the community.

Mayor Sahli-Wells thanked Council Member Lee for his service; noted that Culver City is an Age Friendly Community and announced Community Listening Sessions by the American Association of Retired Persons (AARP) on May 29 at the Senior Center and June 6 at City Hall; and she announced a dialogue on "The Hidden History of Culver City Racism and What Should Be Done About It" on June 8 at the Mayme Clayton Library and Museum.

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**Presentations**

Item P-1

**Presentation by the Culver City Sister Committee Regarding the Recent Sister City Trip to Uruapan, Mexico**

Nancy Perdomo, Culver City Sister City Committee, provided a presentation on the recent trip to Uruapan, Mexico in April and she presented a Proclamation to the City Council sent from the Mayor of Uruapan.

Mayor Sahli-Wells cited the importance of citizen diplomacy; reported that she had paid her own way to Uruapan; she noted that the organization is made up entirely of volunteers; discussed student exchange opportunities; and she encouraged anyone interested to participate, with additional information available at [culvercitysister.org](http://culvercitysister.org).

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Item P-2

**Presentation to City Council from Bike Culver City**

David Coles, Bike Culver City, noted that the group is the local chapter of the Los Angeles County Bicycle Coalition; he asked for support of the Coalition; thanked Mayor Sahli-Wells for the opportunity to speak and the City Council for their focus on safety for those not driving cars; he discussed positive actions taken by the City; he wanted to have a public discussion about safe streets in Culver City; discussed the domination of streets by cars; the petition presented to the City Council to complete a safe bicycle and pedestrian network; the Fox Hills neighborhood; he requested bike lanes on Sepulveda; and he discussed accommodation of electric scooters.

Art Nomura, Bike Culver City, presented a map of existing bike infrastructure in the City and a plan for a complete bike network; discussed existing sharrows; speed of traffic; street width; general intolerance to cyclists; logistics; the need for a complete network; neglect of the Fox Hills area; costs to complete the recommendations from Alta Consulting; and the

recommendations from Bike Culver City for a complete bike network.

David Coles asserted that the City could not wait another 10 years to complete the network; he wanted the City Council to take a focused approach to implementing Complete Streets; discussed climate change; increasing active transport; implications for public health and affordable housing; being a leader; using political capital to make changes; opposition to making roadways multi-modal; the Infrastructure Ride series; he invited everyone to participate in the upcoming Infrastructure Ride on July 13 highlighting Fox Hills; and he questioned when the 2010 Bicycle and Pedestrian Master Plan would be realized and a Complete Bike Network in Culver City would be available.

Discussion ensued between staff and Council Members regarding budget discussions on bicycle infrastructure; the Bicycle and Pedestrian Action Plan; agendaizing a formal, wide-ranging discussion about bike infrastructure; inclusion of the proposals from Bike Culver City in the discussion and distribution to Council Members; presentation of the Bicycle and Pedestrian Action Plan to the City Council this summer; research on funding; budget amendments; City philosophy on Transportation Funding; new development; having a public discussion on building car habits vs. bicycle and pedestrian habits; and cost projections for the smaller network.

David Coles, Bike Culver City, indicated being sympathetic to the pedestrian cause as well; noted that costs were not available for the smaller network; discussed reduced costs if curbs do not have to be relocated; and providing a more easily attainable option.

Discussion ensued between Mr. Coles and Council Members regarding coordination with Los Angeles; not waiting for the City of Los Angeles; and ensuring that proper notification is done for additional discussion of the issue.

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

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Keoni Spencer discussed sustainable development; effectiveness of green roofs; new construction and development; and he asked about sustainable requirements.

Mayor Sahli-Wells indicated that staff would provide information and she encouraged everyone to participate in the General Plan Update.

Dr. Janet Hoult discussed National Public Works Week and read a poem in appreciation of Public Works.

Sebastian Hernandez invited Katy Krantz to come speak; discussed the affordable housing crisis; and he felt the issue of affordable housing should be dealt with in an honorable and respectful way.

Katy Krantz, Protect Culver City Renters, presented postcards to Council Members requesting an agendaized discussion of a rent freeze; she expressed concern with massive development occurring in the City; discussed new workers coming into the City; increased rental costs; the number of long-term renters in the City; and investment in the community;

Sonia Karroum, Culver City Sister City Committee, Uruapan Chair, discussed the donation of a fire truck and two ambulances to Uruapan, and she reported a request from Uruapan that Culver City donate a front loader from the sanitation fleet that is scheduled to be taken out of service.

Mayor Sahli-Wells asked that Ms. Karroum submit her request via email and that staff would follow up.

Rebecca Rona-Tuttle requested that the City Council agendaize a discussion of a temporary rent freeze at the June 24 City Council meeting; acknowledgement that community discussions of a problem are critical; and she discussed her previous experience as a renter in Los Angeles.

Claudia Vizcarra, Protecting Culver City Renters, discussed Prop 13; stability for homeowners but not for renters; fairness; median housing costs; wage raises and promotions; percentage of income paid toward rent; rising rents; and concern with a loss of diversity in the City.

Aura Walker reported being forced to move out of her Fox Hills apartment; described her current situation; and she asked the

City to cap rents to help the elderly and working class families.

Gayle Haberman discussed rental costs in her condo; the mix of apartment, duplexes and single family homes on her street; families forced to move due to rising rents; diversity in Culver City; she urged the City Council to agendaize a rent freeze to allow for consideration of housing solutions in Culver city; and she indicated that many of her neighbors were too afraid to speak.

Mark Lipman discussed the definition of insanity; the budget proposal by the City Manager; the extra \$6.5 million dollars in the General Fund this year; money allocated to the Police Department; resources for public services; programs for the homeless; he noted that no additional funds were being allocated toward housing; expressed concern with the focus on studying issues that have already been studied; and he indicated he would like to see as much urgency focused on homeless as is focused on bike paths.

Noah Zatz, Protect Culver City Renters and Culver City Action Network, reported on data from the Culver City Unified School District (CCUSD) indicating reduced numbers of non-white elementary school students and/or those receiving free or reduced meals; he expressed concern with the City becoming an enclave for the rich; requested an agendaized discussion of a rent freeze at the City Council meeting on June 24; discussed the need for a dialogue about how the growth of the City can benefit all residents without preemptive and punitive rent increases and without residents being afraid to speak up; other cities that have engaged in a similar process; complex and contentious issues; he indicated that delay leads to irreversible problems; and he urged the City Council to move forward with a discussion of the issues.

Disa Lindgren, Protect Culver City Renters, reported that concerned members of the community would be sharing stories collected and provided to the City Clerk illustrating the urgent need for enhanced protections; she noted many comments submitted anonymously due to the vulnerability of renters; and she asked that consideration of a rent freeze be agendaized for the June 24, 2019 City Council meeting.

Suzanne DeBenedittis noted the need for consideration of a rent freeze; she indicated she is a social ethicist committed to living in fairness and justice and discussed her experience

as a landlord; and she asked for a discussion with the criteria of fairness and justice to create regulations that truly reflect Culver City as a City of Kindness.

David Haake discussed the housing crisis; having Culver City lead by example by finding a solution to the issue; and he expressed support for diversity in the City.

Donna Kent expressed concern with rent increases driving people out of the City and she wanted to see a discussion of a rent freeze agendized on an upcoming City Council agenda.

Liam Wall, Culver City High School Student, discussed dog owners who do not clean up after their dogs; he proposed solutions and wanted to hear suggestions on how to address the issue from others; and he asked that the City Council agendize a discussion of how to solve the problem of dog defecation in streets and parks.

Paula Amezola, Protect Culver City Renters, Culver City Action Network, and Culver City Community Coalition, expressed support for rental protections; urged the City Council to agendize a discussion of a potential rent freeze; discussed preserving diversity in the community; displacement of CCUSD families; urgency of the issue as much displacement happens during the summer; and she encouraged kindness toward neighbors.

Michelle Weiner asked the City Council to agendize consideration of a rent freeze in Culver City on June 24 to allow for a discussion of renter protections; discussed the complexity of affordable housing; the Creative Economy; evictions of creatives from the City; providing stability; and she noted the urgency of the situation as the City is changing rapidly.

Jeff Schwartz echoed previous requests that the City Council agendize a discussion of a rent freeze in Culver City at the June 24 City Council meeting; he noted other cities that offer protections to their renters; and he felt a rent freeze would allow the City to work to make changes and provide stability to tenants in the community.

Dulce Kubuta discussed her job as a community outreach coordinator working with vulnerable families in Culver City; residents working multiple jobs to stay in the community; underserved residents trying to provide a better way of life



for their families; underreporting of evictions; people living in their cars; and she wanted to see a rent freeze while solutions are identified.

Discussion ensued between staff and Council Members regarding the need for 2,300 new affordable or below market homes; interaction with the General Plan Update; prioritizing the housing part in addition to the economic development part; a suggestion that Council Member Fisch provide direction to staff; the Housing Subcommittee; and City Council consensus was reached to discuss establishing a task force for housing production and affordable housing production along with separate consideration of a rent freeze at the June 24 City Council meeting.

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

Jeremy Green, City Clerk, indicated that one item had been received for C-5, thirteen for item A-1, and one for item A-2.

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

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

Mayor Sahli-Wells requested that A-5 be included in the Consent Calendar, and Items A-1 and A-2 were moved ahead of the Public Hearings.

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#### **Consent Calendar**

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4 AND C-6 THROUGH C-13.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for April 4, 2019 to May 17, 2019**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR APRIL 4, 2019 TO MAY 17, 2019.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Special Joint City Council and Planning Commission Meeting on May 8, 2019 and the Regular City Council Meeting on May 13, 2019**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING ON MAY 8, 2019 AND THE REGULAR CITY COUNCIL MEETING ON MAY 13, 2019.

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Item C-3

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2019/2020, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 1**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 1; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 10, 2019 AT 7:00 P.M. IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-4

**CC - Approval of a Professional Services Agreement with Marina Landscape Services in an Amount Not-to-Exceed \$34,096 for Landscape Services in the Culver City Arts District and Phase II of the West Washington Area Improvement Plan**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$34,096 FOR MEDIAN REPLANTING AND SERVICES IN THE CULVER CITY ARTS DISTRICT AND PHASE II OF THE WEST WASHINGTON AREA IMPROVEMENT PLAN; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6  
(Out of Sequence)

**CC - Approval of an Agreement with Walker Consultants in an Amount Not-to-Exceed \$37,500 for Preparation of Building Repair Construction Documents, Bid Specifications and to Provide Construction Administration Services Related to Ivy Substation Capital Improvements.**

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH WALKER CONSULTANTS IN AN AMOUNT NOT-TO-EXCEED \$37,500 FOR BUILDING ENVELOPE REPAIR CONSTRUCTION DOCUMENTS AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE IVY SUBSTATION; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2019/2020, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 2**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 2; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 10, 2019 AT 7:00 P.M. IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-8

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Form the West Washington Boulevard Benefit Assessment District No. 3 and Order the Annual Levy and Collection of Assessments, (3) Setting the Date, Time, and Place for a Public Hearing, and (4) Directing Staff to Send Out the Notice and Ballot to All Record Property owners in Compliance with Proposition 218 and Article XIIIID of the California Constitution**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING ITS INTENTION TO FORM THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NUMBER 3 AND ORDER THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS, (3) SETTING THE TIME AND PLACE FOR THE PUBLIC HEARING ON AUGUST 12, 2019, AND (4) DIRECTING STAFF TO SEND OUT THE NOTICE AND BALLOT TO ALL RECORD PROPERTY OWNERS IN COMPLIANCE WITH PROPOSITION 218 AND ARTICLE XIIIID OF THE CALIFORNIA CONSTITUTION.

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Item C-9

**CC - FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Appropriate Funds to Pay State-Mandated Quality Assurance Fees**

THAT THE CITY COUNCIL: APPROVE A BUDGET AMENDMENT TO TRANSFER \$86,084.76 FROM UNAPPROPRIATED GENERAL FUND RESERVES TO APPROPRIATE \$86,084.76 TO QAF FEES 10145200.514010 (REQUIRES A FOUR-FIFTHS VOTE).

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Item C-10

**CC - Approval of a Parking Agreement between the City of Culver City and Culver Public Market, LLC, for the Management and Operation of a City-owned Public Parking Garage at the Culver Public Market Project Located at Washington Boulevard and Centinela Avenue**

THAT THE CITY COUNCIL:

1. APPROVE A PARKING AGREEMENT WITH CULVER PUBLIC MARKET, LLC, FOR MANAGEMENT AND OPERATION OF A CITY-OWNED PUBLIC PARKING GARAGE AT THE CULVER PUBLIC MARKET PROJECT SITE LOCATED AT WASHINGTON BOULEVARD AND CENTINELA AVENUE; AND
2. AUTHORIZE THE CITY MANAGER TO MAKE ADMINISTRATIVE MODIFICATIONS, AS NEEDED, TO IMPLEMENT THE AGREEMENT; 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-11

**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.

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Item C-12

**CC - Receive and File the Measure CW Fiscal Year 2017/2018 Annual Fiscal Monitoring Report as Approved by the Finance Advisory Committee**

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CW FISCAL YEAR 2017/2018 ANNUAL FISCAL MONITORING REPORT.

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Item C-13

**CC - (1) Approval of a Three-Year Professional Services Agreement with Urban Futures Inc. for Professional Financial Advisory Services; and (2) Authorization to the Chief Financial Officer to Exercise Two One-Year Options to Extend the Agreement**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH URBAN FUTURES INC. FOR PROFESSIONAL FINANCIAL ADVISORY SERVICES; AND,
2. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO EXERCISE TWO ADDITIONAL ONE-YEAR OPTIONS FOR RENEWALS; 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 A-5  
(Out of Sequence)

**CC - Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Chapter 17.320 - Off-Street Parking and Loading, as it Relates to the Standards and Requirements for Electric Vehicle Parking, Compact Parking, and Reduced Parking (Zoning Code Text Amendment, P2018-0186-ZCA)**

MOVED BY VICE MAYOR ERIKSSON AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT P2018-0186-ZCA, AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), CHAPTER 17.320 - OFF-STREET PARKING AND LOADING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, SAHLI-WELLS, SMALL  
NOES: LEE

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Item C-5

**CC - (1) Approval of an Agreement with Baker & O'Brien for the Preparation of an Amortization Study Relating to the Inglewood Oil Field in an Amount Not-to-Exceed \$363,000 (\$330,000 Base Amount Plus \$33,000 Contingency); (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement for Optional Add-On Technical Support Services, as Needed, in an Additional Amount Not-to-Exceed \$32,000; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment**

Heather Baker, Assistant City Attorney, indicated that the City Council had directed research into an amortization study of the Inglewood Oil Field and after a consultant search was conducted, staff has recommended Baker & O'Brien.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Terry Silberman provided background on herself; expressed concern with recent identified leaks at the Inglewood Oil Field; she urged the City Council to work to end all drilling within 5 years or less; she felt it critical for the operators to follow protocols for closing out the wells; noted the need to ensure adequate funds for closure and cleanup efforts; and she wanted the City to remain vigilant in monitoring the Oil Field and air and water quality as activities continue to expose residents to risk.

Aura Walker discussed earthquake risk and encouraged the City Council to approve the agreement.

Monica Embrey, Sierra Club, expressed support for the continued progress on the amortization study to phase out drilling on the Culver City portion of the Oil Field; she discussed dangers of the Oil Field to the neighborhood; pollution and emissions from the Oil Field; danger; recent spills; and she wanted to see Oil Field drilling ended.

Ben Goloff, Center for Biological Diversity, pointed out that Culver City received little benefit from the continued operation of the Oil Field; expressed support for moving ahead

with the amortization study, creating a plan to phase out all existing operations, and for restoration of the site to a beneficial use with appropriate remediation; he was curious about the consultant selection process; felt that all oil stimulation should be discontinued and the public should be included in the process; discussed government to government consultations with the Tongva Nations; meeting climate goals; and case law support for phasing out drilling through amortization.

Rebecca Rona-Tuttle, Clean Break Committee of the Sierra Club, cited many years of work to end the drilling due to health problems people have faced; discussed methane leaks; harm to the climate; potential for serious earthquakes; she expressed support for the amortization study; discussed the Culver City portion of the Oil Field; she felt the actions were a model for the county and for other cities; and noted the need to end oil drilling in the City and around the world.

Rachelle Zelaznik discussed options for legal termination of a non-conforming use, questioned what the funds were being used for and what the study would deliver.

Marty Zisner provide background on himself; discussed items for Baker & O'Brien to address; and industry societies and organizations.

Dr. Suzanne DeBenedittis discussed the relationship of waste water injection to earthquakes; the need for an adequate surety bond; recent pipeline events; the original Environmental Impact Report (EIR); and the need to protect the City.

Michael Sullivan provided background on himself; discussed the prevalence of spillages in the industry; accidents; proximity to children; proprietary blends; chemicals put into the ground; and he expressed hope that the City would protect residents.

David Haake expressed support for hiring the consultant to prepare an amortization study; discussed actions of the City Council on June 20, 2018 and statements made by Council Member Fisch; and he expressed support for phasing out oil operations.

Louis Congemi provided background on himself; commended the City for the amortization study; discussed ending oil drilling



operations; health concerns; and setting a precedent for other areas.

Khin Khin Gyi, West Los Angeles Sierra Club and Citizens Coalition for a Safe Community, discussed a community health and safety study of residents living in within a 3 mile radius of the Oil Field; costs to treat illnesses as a result of being exposed to hydraulic fracking; generation of mercury, lead and radon that cannot be remediated; and she thanked the City Council for proceeding with the amortization study.

Paul Ehrlich questioned the cost; the lack of attachments with the staff report; and why the item was a Consent Item rather than an Action Item.

Gary Silbiger noted that one of the many legacies of the City Council would be that they value people over oil corporations; he wanted to keep people healthy and safe; requested wording to indicate that the study shall be completed within 6 months; and suggested a specific date to have the topic on the City Council agenda.

Mayor Sahli-Wells noted that there were high school students who had come to speak on Item A-1 and, to move things along, she suggested that the Oil Drilling Subcommittee have a public meeting to take suggestions and research into consideration to ensure that ideas from the public are vetted and conveyed to Baker & O'Brien.

Council Member Fisch indicated willingness to speak with Mr. Zisner and Mr. Ehrlich to discuss their comments in advance of the public Subcommittee meeting.

Discussion ensued between staff and Council Members regarding moving forward; additional Subcommittee meetings for deeper discussion; putting a surety bond in place during the process; connecting the consultant with the other organizations; sharing information with the public before the end of the amortization period; experience of the consultants with amortization studies; the amortization process; the valuation process; owner participation; and level of public interest.

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

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BAKER & O'BRIEN FOR THE PREPARATION OF AN AMORTIZATION STUDY FOR THE

INGLEWOOD OIL FIELD IN AN AMOUNT NOT-TO-EXCEED \$363,000 (\$330,000 BASE AMOUNT PLUS A \$33,000 CONTINGENCY); AND

2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT FOR OPTIONAL ADD-ON TECHNICAL SUPPORT SERVICES, AS NEEDED, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$32,000; AND

3. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE); AND

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

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

Heather Baker, Assistant City Attorney, noted that once dates are coordinated with the Subcommittee, public notice of the meeting would be given.

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**Action Items**

Item A-2  
(Out of Sequence)

**CC - (1) Discussion of the Culver City Police and Fire Department's Unmanned Aerial Vehicle (UAV) Policy, 18-Month Pilot Program and Citizen Advisory Committee; and (2) Direction to the Police Chief as Deemed Appropriate**

Jason Sims, Police Captain, reported that, after hearing from members of the audience, it was determined that adequate public outreach had not been given and he requested that the item be pushed to a future City Council meeting.

Mayor Sahli-Wells asserted that notification is key, and she indicated that Item A-2 would be placed on the June 10, 2019 City Council agenda and speaker cards would be tabled.

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Item A-1

**CC - (1) Discussion of the Regulation of Electronic Smoking Devices (E-Cigarettes) and Flavored/Menthol Tobacco Products; and (2) Direction to the City Manager as Deemed Appropriate**

Heather Baker, Assistant City Attorney, introduced the item; discussed consideration of e-cigarette usage and the sale of flavored and menthol tobacco products; options outlined in the staff report; enforcement; and she reported that Monty Messex from the Los Angeles Department of Public Health was available to answer any questions.

Mayor Sahli-Wells invited public comment and noted that the item was a discussion item and would return for further discussion after City Council direction is given to staff.

The following members of the audience addressed the City Council:

Maya August, Culver City High School student, discussed the increase in vaping on the high school and middle school campuses; student access; illegal purchase of nicotine products; she expressed support for a ban on the sale of nicotine products in Culver City; discussed the addictive nature of nicotine; and the need to help students with therapy for addiction.

Michelle Davies, Culver City High School student, provided background on herself; discussed e-juice; common ingredients; effects on users; marijuana and other substances; impacts on different ethnic groups; benefits to restricting sales to save lives; benefits to the users and to those around them; and she noted the need to take action immediately.

Leslie Nava, Culver City High School student, discussed the serious problem of nicotine being sold to minors; increased addiction; access; smoke detectors; providing nicotine patches or gum; negative physical affects to students; and she wanted to see a ban on nicotine sales in the City.

Rikesh Patel, Culver City High School student, reported increased nicotine consumption among teens; targeting of kids by the industry; discussed smoke detectors; education; harmful ingredients; and he felt nicotine should be regulated.

Morris Povloar, owner and operator of the 76 Gas Station on Overland and Culver, discussed customers who do not live in Culver City; addiction; the decision people make to consume harmful products; convenience; accessibility of products online; he noted that the products are a high percentage of their sales and a ban would impact sales of other products as well; he asserted that unless all cities ban the products the sales will just be pushed to other areas; he indicated that ABC monitors businesses; and he questioned why the sale of marijuana was not being targeted.

Mayor Sahli-Wells indicated that Mr. Povloar could provide the rest of his comments to the City Council via email.

Alice Kuo, MD, American Academy of Pediatrics, provided background on herself; discussed concerns with teenage vaping; cited the Centers for Disease Control (CDC) report identifying a large increase in vaping; vaping as a gateway for other substances; attempts to educate youth on the dangers of vaping; the need for a multi-faceted approach; data indicating that youth who live in communities with stricter regulations are less likely to use; other cities banning the sale of flavored tobacco products; and she urged the City to consider the ban and help fight the epidemic.

Amanda Staples, American Heart Association, echoed comments made by Ms. Kuo; discussed well documented harmful effects of nicotine; the unregulated technologies; profits being made off of kids and public health; promotion and advocacy of science; tobacco control; and she asked for local leadership on the issue.

Yaneth Rodriguez, Los Angeles Tobacco Control Coalition, provided background on herself and shared research on e-cigarettes.

Jane Steinberg provided background on herself; presented data on e-cigarette and vaping use among Culver City Youth; discussed reasons why products are harmful to their health; and she asked the City to prohibit the sale of flavored tobacco products in Culver City.

Primo Castro, American Cancer Society Cancer Action Network, expressed support for banning cigarettes and flavored tobacco including menthol.

Monty Messex, Los Angeles County Department of Public Health Tobacco Control and Prevention Program, provided information about youth access to flavored tobacco products and tobacco retail licensing; he discussed new habits that can lead to long term addiction; a CDC report indicating increases to youth use of tobacco in 2018; he asserted that the increase in usage had erased all progress in reducing youth tobacco product use in the United States; discussed menthol cigarettes; California jurisdictions that have adopted policies to reduce access to flavored tobacco products; a study in the Journal of Pediatrics indicating that strong ordinances may lower usage rates in youth and young adults; local strategies to reduce usage; and he provided handouts to support his comments.

Susan Bradshaw, African American Tobacco Control Leadership Council, discussed decreased usage of regular cigarettes in the United States, but increased use of menthol cigarettes; youth and minority populations; those with behavioral health issues; making the first time use of tobacco easier; and she encouraged Culver City to join other jurisdictions in banning flavored tobacco products and other cigarettes.

Gelsey Padilla discussed the tobacco epidemic; data from the Centers for Disease Control and Prevention; flavored tobacco products; and she reported data indicating that 200 children per day in California become addicted to tobacco.

Lydia Lising, Koreatown Youth and Community Center, discussed the mission of the organization; usage rates among Korean Americans; increased tobacco product consumption among high school students; liquid nicotine solutions; and enticing flavors.

Jaime Rojas, National Association of Tobacco Outlets, discussed the focus of the organization; asked that the discussion be pushed back to a future date as many retailers could not attend the meeting due to Ramadan; he requested that the City form a Task Force including community members to discuss community solutions; he reported that the FDA and sting operations have found Culver City to be 95% compliant in the past few years; he discussed the 2018 California Health Kids Survey; he questioned what the City was doing to reduce youth alcohol and marijuana use; discussed retailers who would be impacted by any proposed ban; he requested an economic impact report on any suggested ban; he reminded the City it is illegal to sell to anyone under 21; and he discussed tax

dollars going back to the state for lobbyists who advocate bans that do not work.

Paul Ehrlich discussed the small minority of people who are helped to quit smoking by vaping; he did not feel users had the right to endanger other people's health or stink up the room; and he suggested that the ban be expanded to areas where there is a high density of people such as Culver Steps and the front patio of City Hall.

Hilcia Guerra, Koreatown Youth and Community Center, shared survey data related to Culver City on the sale of tobacco to youth, and resident support of a ban.

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

Marta Zaragoza  
Ihab Alsheva  
Linda Becker

Discussion ensued between staff and Council Members regarding the current smoking ban; actions of neighboring cities; notification; concern with regulating e-cigarettes like all other smoking without more extensive outreach; medical marijuana; the way nicotine is targeted toward different groups; reinforcement; normalization; different types of addiction; access; positive public health results; externalities; effects on other residents; getting rid of the common sight of people sitting around and vaping in parks; research regarding second hand smoke from vaping; distance; the need for teamwork with CCUSD; effects of nicotine and marijuana on brain development; loss of City revenue; examination of the City's tax base; support for banning flavored products; agreement that outreach and education is needed; vaping at home vs. in public parks; enforcement; teamwork with CCUSD; cannabis; the need to make a statement; work with the City of Los Angeles; building momentum toward a statewide ban; adult businesses; providing a phase-out period; outdoor dining areas; multi-family housing; complaints; enacting a City-wide ban; the focus on public health rather than complaints; consistent policy; the need to be on private property to smoke marijuana; clarification that smoking marijuana is included in the ban on smoking in multi-unit housing; outreach and education; having a designated smoking section in the City Hall Courtyard and a ban on smoking in Town Plaza; balancing public health and housing equity; concern with using these rules to evict renters; lingering

effects of neurotoxins and carcinogens in public buildings; outreach and notification; the private areas of Town Plaza; looking at other cities; enforceability; symbolism; and sending a message.

City Council consensus was achieved regarding consideration of an ordinance banning flavored nicotine and menthol cigarettes and non-cigarette tobacco products with a phase out period; consideration of a second ordinance to amend smoking regulations to include the ban of e-cigarettes in parks, outdoor dining areas, Town Plaza, and the City Hall Courtyard except in designated areas; and a discussion item on the ban of cigarettes in multi-family dwellings with notification.

Mayor Sahli-Wells expressed appreciation for the public input and noted additional opportunities to share opinions.

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### **Public Hearing**

#### Item PH-1

**CC - PUBLIC HEARING: Adoption of a Resolution (1) Approving the Sale and Transfer of Certain Real Property from the City to Culver City Public Market, LLC; and (2) Approving a Development and Construction Contract with Culver Public Market, LLC, for Construction of a Public Parking Structure and Adjacent Market Hall Improvements Located at Washington Boulevard and Centinela Avenue**

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

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

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Mark Lipman expressed concern with public outreach; discussed the sale of public land; noted that the purchasing

company is from Delaware; and he questioned why there was not a larger discussion about the sale of public property.

Sol Blumenfeld, Community Development Director, discussed length of the process and public outreach.

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

Discussion ensued between staff and Council Members regarding work put into the process; neighborhood expectations; clarification that this is the last of many public meetings on the project; support for Mr. Lipman's activism; public input taken into consideration; the sincere, thorough process; community engagement; and support for the project.

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

1. ADOPT A RESOLUTION (1) APPROVING THE SALE AND TRANSFER OF CERTAIN REAL PROPERTY FROM THE CITY TO CULVER PUBLIC MARKET, LLC; AND (2) APPROVING A DEVELOPMENT AND CONSTRUCTION CONTRACT WITH CULVER PUBLIC MARKET, LLC, FOR THE CONSTRUCTION OF A PUBLIC PARKING GARAGE AND THE IMPROVEMENTS LOCATED AT 12337, 12343, 12403, 12413, 12421 AND 12423 WASHINGTON BOULEVARD, 4061 AND 4063 CENTINELA AVENUE, AND 4064 COLONIAL AVENUE, AS PART OF THE CULVER PUBLIC MARKET PROJECT.
2. AUTHORIZE THE CITY MANAGER TO MAKE ADMINISTRATIVE MODIFICATIONS, AS NEEDED, TO IMPLEMENT THE DCC;
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 PH-2

**CC - CONTINUATION OF PUBLIC HEARING TO JUNE 10, 2019: Adoption of a Resolution Approving a Disposition and Development Agreement between the City of Culver City and 3727 Robertson, LLC, Related to the Sale of City-Owned Real Property at 3725 Robertson Boulevard**

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND CORRESPONDENCE.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CONTINUE THE PUBLIC HEARING TO JUNE 10, 2019.

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Item A-2  
(Continued)

**CC - (1) Discussion of the Culver City Police and Fire Department's Unmanned Aerial Vehicle (UAV) Policy, 18-Month Pilot Program and Citizen Advisory Committee; and (2) Direction to the Police Chief as Deemed Appropriate**

Mayor Sahli-Wells reported that item A-2 had been tabled noting that Captain Sims had been in touch with residents who wanted to speak and she indicated that they would be notified.

Jeremy Green, City Clerk, indicated that anyone who had submitted comment cards would be notified of the June 10, 2019 meeting.

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Item A-3

**CC - (1) Presentation on the Status of the Scooter Share Trial Program; and (2) Direction to City Manager**

Diana Chang, Transportation Department, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding potential new operators; fee structure; profitability; subsidies; summer months; demand; collection services; inclusion of different products; the focus on scooters; and other operators penetrating the market in surrounding cities.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Gary Silbiger received clarification that an interim operating agreement would return in June if approved; he noted that electric scooters have no employees, local location, no responsibility, and barely pay any money; he discussed lack of enforcement of scooter laws; suggested that the City test maximum speed of scooters; he noted that scooters discouraged walking; discussed underage scooter users; scooters discarded on the street; safety issues; access; the disabled; inclusion of survey results in the staff report; providing information to the public; he felt that the survey illustrated major problems; and he felt consideration should be given as to whether the program should be continued at all.

Discussion ensued between staff and Council Members regarding ensuring that survey results are provided to the public; pedestrians; the value of scooters; other companies with other structures; addressing staffing issues; providing infrastructure for street parking of scooters and for different modalities; subsidies; preference for a company with employees; providing a chance for people to voice their opinions in person; staff time involved with bringing on new operators; compliance with requirements of the Interim Operating Agreement (IOA); data; finding out from other cities who the compliant companies are; commitment of the operators to the community; clarification that the permit is the same for each operator; use of public space; user respondents vs. non-user respondents; providing alternatives to cars; taking parking spaces for Jump Bikes or electric scooters; companies with appealing attributes; choosing through a formal process; minimizing the consumption of what little public space is left; disincentivizing leaving scooters in the public right of way; frustration in dealing with the companies; the market share battle with other companies; whether Bird and Lime can continue to pay the City; profitability; the approach by the City of San Diego; the acceleration of technology; effects of

the actions of Los Angeles on Culver City and a suggestion to send out the same agreement to different operators used in the surrounding areas; the general data interface; improving technology; drop off zones; Bike Share; e-Bikes; Metro; crash data; the evolution of promises made; posting crash data along with survey results on the website; the feeling that the operators should bring something to the table; consideration of the best deal that staff can negotiate; support for identified bike and scooter parking; reliability; profitability of Bird vs. Lime; and being in Culver City just to say they are in Culver City.

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Item A-4

**CC - Adoption of the Updated Rental Procedures and Guidelines for Pool Lane Allocation Relating to Municipal Plunge User Groups**

Corey Lakin, Parks, Recreation and Community Services Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding residency requirements; non-resident students; employees; community investment; requiring proof of residency; acceptable forms of identification; efforts to be fair and equitable; reasoning for raising residency requirements; inclusion of all schools in the City vs. just CCUSD; including City employees vs. anyone who works in the City; the challenge of verification; rental organizations vs. individual participants; and appreciation for the work of staff and the Commission.

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

Scott Zeidman

Additional discussion ensued between staff and Council Members regarding responsibility for decision making; identifying who is behind the motivation for change; feedback from the public; group contracts; formalization of existing policy; lack of attendance at the meeting by the active swim groups; adjusting to putting Culver City residents and youth first; participation fluctuations; creating an opportunity for new organizations to be considered; concerns with parity and lack of transparency; outreach; feedback; providing variety; and

City Council consensus to include CCUSD students with valid student identification in residency criteria.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE UPDATED RENTAL PROCEDURES AND GUIDELINES FOR POOL LANE ALLOCATION RELATING TO MUNICIPAL PLUNGE USER GROUPS WITH THE INCLUSION OF CCUSD STUDENTS.

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

Mayor Sahli-Wells 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**

Mayor Sahli-Wells noted previously agreed upon items to be agendized including discussions of a rent freeze, Bright Horizons zoning, and a task force for housing production.

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**Adjournment**

There being no further business, at 12:05 a.m. Wednesday, May 29, 2019, the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned to June 3, 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, Redevelopment Financing Authority, Culver City Parking  
Authority and Culver City Housing Authority Board  
Culver City, California

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MEGHAN SAHLI-WELLS  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board,  
Redevelopment Financing Authority, Culver City Parking  
Authority and Culver City Housing Authority Board