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

REGULAR MEETING OF THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD CULVER CITY, CALIFORNIA	March 28, 2016 5:30 p.m.

Call to Order & Roll Call

Mayor O'Leary called the meeting of the City Council and Culver City Housing Authority Board to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

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

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

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Closed Session

The City Council and Culver City Housing Authority Board recessed to Closed Session to consider the following items:

CS-1 CC - Conference with Labor Negotiators
City Designated Representatives: City Manager John Nachbar; Director of Human Resources 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
Under Negotiation: Price, Terms of Payment or Both, Including Use Restrictions, Development Obligations and Other Monetary Related Considerations
Pursuant to Government Code Section 54957.6

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

CS-3 HA - Conference with Real Property Negotiators
Re: 4043 Irving Place
Housing Authority Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, Housing Authority Special Counsel
Other Parties Negotiators: 4043 Irving Place Investors, L.L.C.
Under Negotiation: Price, Terms of Payment or Both, Including Use Restrictions, Development Obligations and Other Monetary Related Considerations
Pursuant to Government Code Section 54956.8

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Reconvene

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

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Invocation/Pledge of Allegiance

The invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by former Mayor Jozelle Smith.

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Report on Action Taken in Closed Session

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

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Presentations

Item P-1

Presentation of Certificates to Businesses that Provided Donations to the 2015 Annual Holiday Luncheon

Mayor O'Leary indicated that he would deliver the certificates since none of the businesses were present and he discussed the 2015 Holiday Luncheon.

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Community Announcements by City Council Members/ Information Items from Staff

MOVED BY MAYOR O'LEARY, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED THAT IT BE ADJOURNED IN MEMORY OF FORMER MAYOR RICHARD BRUNDO AND FOR MARY YANDA, MOTHER OF FORMER PARKS, RECREATION AND COMMUNITY SERVICES COMMISSIONER CATHERINE YANDA.

Council Member Clarke wished everyone a Happy Caesar Chavez Day and invited everyone to an event to commemorate the end of the Vietnam War at the West LA Veterans Center in Fox Hills on March 29.

Council Member Sahli-Wells announced a ground breaking ceremony for the Globe Avenue project on March 30 at 4044-4068 Globe Avenue with Habitat for Humanity.

Mayor O'Leary announced the State of the City Address and the Mayor's Luncheon on April 1.

Vice Mayor Weissman announced the birth of the first grandson for City Manager John Nachbar.

Martin Cole, Assistant City Manager/City Clerk, reported that the last day to register to vote in the April 12 election is March 28; he provided information on how to register; and he encouraged everyone to vote on April 12.

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Receipt and Filing of Correspondence

(Out of Sequence)

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

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence received by the City Clerk's Office until 4:00 p.m. had been distributed to Council Members.

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Joint Public Comment – Items Not on the Agenda

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Jonathan Lesane and Star Education representatives presented a video about Children's Earth Day on April 17; invited everyone to attend the event at the Star Eco Station; and also invited everyone to attend the Golf Tournament Fundraiser on May 16 at Los Robles Golf Course.

Honorary City Artist Laureate Dr. Janet Hoult read a poem encouraging people to vote noting that the deadline to register to vote in the April 12, 2016 election is March 28, 2016, and she added that information is available at www.lavote.net.

Mark Lipman expressed concern with low level earthquakes caused by horizontal drilling; discussed the dangers of fracking; the drilling sites in Baldwin Hills; Porter Ranch; chemical smells in the water; he asked the City to do water testing; expressed concern with possible contamination of ground water and drinking water; and he indicated that he lives near the high school.

Jozelle Smith, Culver Palms Family YMCA, discussed the upcoming Centennial; the Centennial Committee; and she announced that the YMCA is selling Centennial pins to commemorate the event with proceeds going to the YMCA.

Stephen Murray, LAX Community Noise Roundtable, reported that the Federal Aviation Administration is accepting comments on the Proposed Stage 5 Noise Standard; he noted that the more modern the aircraft, the quieter they are; discussed heavy aircraft; lifecycle of the aircraft; Roundtable recommendations; the recommendation for a sunset period; and he asked the City to consider the Roundtable recommendations that he submitted to the City Attorney and to the Aviation Committee.

Ken Mand, Arts District Residents for Responsible Development, asked the City Council to ensure that their direction to staff to perform a cumulative analysis of all projects at Washington and National for projects is advanced; he asked that a discussion of a moratorium be agendized until the analysis is completed; discussed an application submitted east of National; acknowledged the impacts of the City of Los Angeles; discussed the best interests of residents; and the unjustified density maximization within the Transient Oriented District (TOD).

Discussion ensued between staff and Council Members regarding development in East Culver City; future planning options for the area; incorporating the discussion in the Work Plan; City Council evaluation of a concept and then process; standards necessary to enact a moratorium; the point at which a project is deemed vested; the California Government Code; and scheduling.

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Consent Calendar

Item C-1

CC - Approval of Free Fare Days for Culver CityBus in Association with (1) Bike to Work Day 2016 (May 20, 2016) and (2) National Dump the Pump Day 2016 (June 16, 2016)

Mayor O’Leary requested clarification about whether the Expo. Light Rail train to Santa Monica would also be free on May 20, 2016 noting that if is free, he wanted to see that highlighted.

THAT THE CITY COUNCIL:

1. APPROVE A FREE FARE DAY FOR RIDERS WITH A BICYCLE AND/ OR BIKE HELMET ON BIKE TO WORK DAY, FRIDAY, MAY 20, 2016; AND,

2. APPROVE A FREE FARE DAY FOR ALL RIDERS ON NATIONAL DUMP THE PUMP DAY, THURSDAY, JUNE 16, 2016.

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Item C-2

CC - Approval of a Professional Services Agreement with RMS Life Safety, Inc. for the Replacement, Calibration and Maintenance of Life Safety System Sensors at the Transportation Facility for a Five Year Term Ending on June 30, 2021 in an Amount Not-to-Exceed $83,462

THAT THE CITY COUNCIL:

1) APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RMS LIFE SAFETY, INC. FOR THE REPLACEMENT AND MAINTENANCE OF LIFE SAFETY SYSTEM SENSORS AT THE TRANSPORTATION FACILITY FOR A FIVE YEAR TERM ENDING ON JUNE 30, 2021 IN AN AMOUNT NOT-TO-EXCEED $83,462; 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-3

CC - FOUR-FIFTHS VOTE REQUIREMENT (1) Approval of an Agreement with Integrated Media Systems to Design, Purchase, and Install a Replacement Audiovisual System at the Senior Center in an Amount Not-to-Exceed $199,431, and (2) Approval of a Budget Amendment in the Amount of $199,595 to Appropriate Grant Funding Received from the County of Los Angeles Applicable to this Project

Mayor O’Leary suggested getting a second lamp in the beginning as a replacement might not be available by the time the first one burns out.

Council Member Clarke received clarification regarding funding.

THAT THE CITY COUNCIL:

1. (FOUR-FIFTHS VOTE REQUIRED) APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $199,595 TO APPROPRIATE FUNDS INTO REVENUE ACCOUNT 41460909.346330 AND EXPENDITURE ACCOUNT AND,

2. APPROVE AN AGREEMENT WITH INTEGRATED MEDIA SYSTEMS IN AN AMOUNT NOT-TO-EXCEED $199,431 TO REPLACE THE SENIOR CENTER'S AUDIOVISUAL SYSTEM; 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-4

CC - (1) Termination of an Existing Agreement with NRG for an Electric Vehicle Charging Station Subscription Program at City Hall; (2) Approval of an Agreement with NRG for the Purchase and Installation of Eight Electric Vehicle Charging Stations at City Hall for Employee Use in the Amount of $9,432; (3) Approval of a Flat Fee of $455 Annually for Employee Use of the Charging Stations; and (4) Approval of the Continuance of a $260 Annual Incentive from Non-General Funds for Employees who Charge their Electric Vehicles at Work as Part of the City's Employee Commute Emissions Reduction Program

THAT THE CITY COUNCIL:

1. TERMINATE THE EXISTING AGREEMENT WITH NRG FOR AN EMPLOYEE ELECTRIC VEHICLE CHARGING SUBSCRIPTION PROGRAM AT CITY HALL; AND,

2. APPROVE A NEW AGREEMENT WITH NRG FOR THE PURCHASE AND INSTALLATION OF EIGHT BASIC EV CHARGING STATIONS AT CITY HALL FOR EMPLOYEE USE IN THE AMOUNT OF $9,432; AND,

3. ESTABLISH A $455 ANNUAL FEE FOR EMPLOYEE USE OF THE EV CHARGING STATIONS; AND,

4. CONTINUE TO PROVIDE A $260 ANNUAL INCENTIVE PER EMPLOYEE THAT IS FUNDED BY THE CITY'S EMISSION REDUCTION PROGRAM; AND,

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

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

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Item C-5

CC - FOUR-FIFTHS VOTE REQUIREMENT Approval of: (1) a Budget Amendment to Appropriate $146,960 for Final Design and $180,601 for Right-of-Way Funding; and (2) an Amendment to the Existing Professional Services Agreement with IDC Consulting Engineers, Inc. in an Amount Not-to-Exceed $45,000 for the Higuera Street Bridge Replacement Project, PZ-553, BHLS 5240(026)

Mayor O'Leary expressed concern that building the bridge would result in more riders, and he wanted to encourage Los Angeles to investigate how to make the intersection safer.

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Stanley Coleite, representing Orchids de Oro, asked for a postponement of the agenda item for further study due to issues with safety and increased traffic; he expressed concern with proper notice; he questioned the need for such an extensive project; asked that alternatives be investigated; discussed the amount of money spent; a four-way stop sign; he questioned the timing and length of the project; expressed concern with damage caused by the construction; and he asked about dust control plans.

Discussion ensued between staff and Council Members regarding the need for structural repair of the bridge; the current bridge vs. the proposed bridge; improvements to be made; increased capacity on the bridge; bike lanes; usage; construction management; clarification regarding noticing; the impact of a delay to the agenda item; appropriate funds to finish the design; obtaining the right of way necessary; community meetings; notification; the bridge closure in June 2015; and increased delays.

THAT THE CITY COUNCIL:

1) FOUR-FIFTHS VOTE REQUIRED: APPROVE A BUDGET AMENDMENT TO APPROPRIATE $146,960 IN ADDITIONAL FUNDS FOR FINAL DESIGN AND $180,601 FOR RIGHT-OF-WAY ENGINEERING FOR THE HIGUERA BRIDGE REPLACEMENT PROJECT, PZ-553 BHLS 5240(026); AND,

2) APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH IDC CONSULTING ENGINEERS, INC. IN AN AMOUNT NOT-TO-EXCEED $45,000; AND,

3) AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

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

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Item C-6

CC - Approval of the Submission of an Application to the Recycling Partnership Grant Program in the Amount of $263,370 for Recycling Cart Repair/Maintenance/Replacement and Resident Education

Council Member Sahli-Wells discussed an encounter with a resident unhappy with being unable to recycle polystyrene and other #6 plastics and with a glossy brochure the City distributed about recycling, and she asked about the industry funded non-profit funding the item.

Discussion ensued between staff and Council Members regarding outreach; funding; the lack of a market for #6 plastic; developing markets on a statewide basis; and consideration of issues by the Sustainability subcommittee.

THAT THE CITY COUNCIL: AUTHORIZE THE SUBMITTAL OF A RECYCLING PARTNERSHIP GRANT APPLICATION.

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Item C-7

CC - Adoption of a Resolution Approving an Encroachment Agreement with Zayo Group for Fiber Optic Telecommunication Cable in the Public Right-of-Way Adjacent to 8870 Washington Boulevard

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH ZAYO GROUP FOR 262 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 8870 WASHINGTON BOULEVARD; 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-8

CC - Approval of a Purchase Order for the Acquisition of One Ride-On Sweeper for the Transportation Department in an Amount Not-to-Exceed $44,857.93

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER FOR THE PROCUREMENT OF ONE RIDE-ON SWEEPER FROM STAPLES ADVANTAGE IN AN AMOUNT NOT-TO-EXCEED $44,857.93; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-9

CC - Authorization to Release a Request for Proposals for a Parking Access and Revenue Control System for the City's Parking Facilities

THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR A PARKING ACCESS AND REVENUE CONTROL SYSTEM FOR THE CITY'S PARKING FACILITIES.

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Item C-10

SA - Adoption of a Resolution Approving an Amendment to the Revised Long Range Property Management Plan Prepared Pursuant to California Health and Safety Code Sections 34191.3 and 34191.5 and Approving Related Actions

THAT THE SUCCESSOR AGENCY BOARD: ADOPT A PROPOSED RESOLUTION APPROVING AN AMENDMENT TO THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34191.3 AND 34191.5 AND APPROVING RELATED ACTIONS.

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Item C-11

CC - (1) Approval of Final Plans and Specifications and (2) Authorization to Publish a Notice Inviting Bids for the Curb, Gutter, and Sidewalk Replacement Project, PZ428

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION FOR THE CURB, GUTTER & SIDEWALK REPLACEMENT PROJECT, PZ428.

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Item C-12

CC - Approval of a Memorandum of Agreement Regarding the Administration and Cost Sharing of Implementing the Coordinated Integrated Monitoring Program for the Ballona Creek Watershed in an Amount Not-to-Exceed $138,290

($125,718 Base Amount Plus $12,572 Contingency)

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF AGREEMENT REGARDING THE ADMINISTRATION AND COST SHARING OF IMPLEMENTING A COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) FOR BALLONA CREEK (BC) WATERSHED IN AN AMOUNT NOT-TO-EXCEED $138,290 ($125,718 BASE AMOUNT PLUS $12,572 CONTINGENCY); 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-13

CC - Approval of Amendment to the Existing Construction Contract with Pac West American Scales LLC for the Transfer Station Truck Scale Replacement Project at the Solid Waste and Recycling Transfer Station Located at 9255 Jefferson Boulevard to Increase the Contract for an Amount Not-to-Exceed $131,612.73 ($99,612.73 Base Amendment Plus $32,000 in Change Order Authority to a Total Amended Not-to-Exceed Amount of $352,418.03)

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING CONSTRUCTION CONTRACT WITH PACWEST AMERICAN SCALE LLC FOR THE TRANSFER STATION TRUCK SCALE REPLACEMENT PROJECT LOCATED AT 9255 JEFFERSON BOULEVARD TO INCREASE THE CONTRACT AMOUNT IN A NOT-TO-EXCEED AMOUNT OF $131,612.73 (FROM THE ORIGINAL AMOUNT OF $220,805.30 TO AN AMENDED AMOUNT OF $352,418.03); AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED $32,000.00 (10% OF THE AMENDED CONTRACT AMOUNT) TO ADDRESS UNFORESEEN PROJECT COSTS, IF ANY; AND,

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

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON

BEHALF OF THE CITY.

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Item C-14

CC - Approval of the First Amendment to the Consultant Agreement for Maintenance and Other Services Relating to the City's Municipal Fiber Network with MOX Networks, LLC

THAT THE CITY COUNCIL:

1. APPROVE THE FIRST AMENDMENT TO THE CONSULTANT AGREEMENT FOR SERVICES RELATING TO MAINTENANCE AND OTHER SERVICES FOR THE CITY'S MUNICIPAL FIBER NETWORK; 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-15

CC - FOUR-FIFTHS VOTE REQUIREMENT - (1) Approval of a Budget Amendment Appropriating $1,180,048 of Metro Grant Funds and $470,102 of Matching Funds; and (2) Authorization to Release a Request for Proposal (RFP) for the Adaptive Traffic Control System (ATCS) Project, PL-005

THAT THE CITY COUNCIL:

1) FOUR-FIFTHS VOTE REQUIREMENT - APPROVE A BUDGET AMENDMENT TO APPROPRIATE $1,180,048 OF METRO GRANT FUNDS AND $470,102 OF MATCHING FUNDS FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005; AND,

2) AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSAL (RFP) FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM; AND

3) AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSAL (RFP) FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005.

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Item C-16

(1) Acceptance of Work Performed by Peterson-Chase General Engineering Construction, Inc.; (2) Authorization to File a Notice of Completion; and (3) Authorization to Release the Retention Payment in the Amount of $3,618.31 after Expiration of the 35-Day Lien Period, for the Construction of the Duquesne Avenue Bridge Expansion Joint Repair Project, PZ-938

THAT THE CITY COUNCIL:

1) ACCEPT THE WORK PERFORMED BY THE CONTRACTOR, PETERSON-CHASE GENERAL ENGINEERING CONSTRUCTION, INC., FOR THE CONSTRUCTION OF THE DUQUESNE AVENUE BRIDGE EXPANSION JOINT REPAIR PROJECT, PZ-938; 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 $3,618.31 IN RETENTION FUNDS TO PETERSON-CHASE GENERAL ENGINEERING CONSTRUCTION, INC., FOLLOWING THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-17

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Syd Kronenthal Park Age 2 - 5 Playground Rehabilitation Project, PZ-831

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE SYD KRONENTHAL (SK) PARK AGE 2 - 5 PLAYGROUND REHABILITATION PROJECT, PZ-831.

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Item C-18

HA - Approval of the Submission of the Family Self Sufficiency Program Coordinator Grant in the Amount of $69,000 to the United States Department of Housing and

Urban Development; and (2) Authorize the Elimination of the Family Self Sufficiency Program Coordinator Position (a Contract Position) in the Event Grant Funding is Lost or Terminated

THAT THE HOUSING AUTHORITY BOARD:

1. APPROVE THE SUBMISSION OF THE FAMILY SELF SUFFICIENCY PROGRAM GRANT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND,

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

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

4. AUTHORIZE THE ELIMINATION OF THE FAMILY SELF SUFFICIENCY PROGRAM COORDINATOR POSITION; AND

5. AUTHORIZE THE ELIMINATION OF THE FAMILY SELF SUFFICIENCY PROGRAM COORDINATOR POSITION (A CONTRACT POSITION) IN THE EVENT THE GRANT FUNDING IS LOST OR TERMINATED AT ANY TIME.

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Item C-19

CC - Adoption of an Ordinance Approving a Comprehensive Plan, Height Exception and Tentative Tract Map (P2015-0141) to Allow a Mixed Use Transit Oriented Development Consisting of a 148 Room Hotel, Approximately 57,700 Gross Square Feet of Retail and Restaurant Uses, 196,300 Gross Square Feet of Office Use, and 200 Residential Dwelling Units Located at 8824 National Boulevard

THAT THE CITY COUNCIL: ADOPT THE PROPOSED ORDINANCE, APPROVING COMPREHENSIVE PLAN P2015-0141-CP, HEIGHT EXCEPTION P2015-0141-HTEX, AND TENTATIVE TRACT MAP P2015-0141-TTM, SUBJECT TO THE CONDITIONS OF APPROVAL.

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Item C-20

CC - Adoption of Respective Resolutions Approving Side

Letters of Agreement with the Culver City Police Officers' Association, Culver City Police Management Group, Culver City Firefighters' Association and the Culver City Fire Management Group Relating to Filming and Special Event Assignments

THAT THE CITY COUNCIL:

1. ADOPT RESPECTIVE RESOLUTIONS APPROVING THE SIDE LETTERS OF AGREEMENT WITH THE CULVER CITY POLICE OFFICERS' ASSOCIATION, CULVER CITY POLICE MANAGEMENT GROUP, CULVER CITY FIREFIGHTERS' ASSOCIATION, AND THE CULVER CITY FIRE MANAGEMENT GROUP RELATING TO FILMING AND SPECIAL EVENT ASSIGNMENTS; 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-21

CC:HA:SA Meeting Minutes

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING OF MARCH 14, 2016.

MOVED BY MAYOR O'LEARY, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-21.

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Item C-22

HA - Approval of a Loan Purchase Contract Related to the Loan for 4043 Irving Place

Council Member Sahli-Wells asked that the item be postponed as she had not been able to read the staff report for the item due to a technical glitch.

Discussion ensued between staff and Council Members regarding previous consideration of the item; concern with having a new Council consider the item; discussions that occurred in closed sessions; due diligence; and discomfort with voting without due diligence.

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER COOPER THAT THE HOUSING AUTHORITY BOARD:

1. APPROVE A LOAN PURCHASE CONTRACT RELATED TO THE RESIDUAL RECEIPTS LOAN FOR 4043 IRVING PLACE; AND

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

CC - Adoption of a Resolution Approving Density and Other Bonus Incentives, DOBI P-2014187, for a Proposed Three-Story, Apartment Building Consisting of 36 Multi-Family Units Which Will Include Three Very Low Income Affordable Units above an 85 Space Subterranean Parking Level at 4025 Grand View Boulevard

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

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

Mayor O'Leary invited public comment.

Mark Lipman, Westside Tenants Union, discussed the mobile home park; low income housing; redevelopment of the entire area; a displacement crisis of the lower income community; he questioned the need to kowtow to developers; and he suggested imposing a gentrification tax to enable building the affordable housing that the community needs.

Mayor O'Leary asked that staff provide background information on the project and what the City did to protect residents.

Jim Suhr expressed support for the project and discussed affordable housing provided.

Daniel Lee discussed incentives for developers to build affordable housing; the net loss of affordable housing; relocation funds provided to those in the trailer park; encouragement to provide more affordable housing; exponential increases to rent and housing prices in the area; the rudimentary allocation of affordable housing; minimum requirements; and maintaining a sense of community in the City.

Todd Suzuki expressed concern with increased traffic flow in the area and the ability to make and receive deliveries.

Mayor O'Leary discussed the density bonus and other bonuses considered that would result in the three affordable units.

Martin Cole, Assistant City Manager/City Clerk, read a written comment from:

Dr. Ira Diamond

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

Discussion ensued between staff and Council Members regarding the history of the project; residential protections; clarification that the units at the Mobile Home Park were not designated affordable by the standards of the Housing Code; the Regional Housing Needs Assessment; the affordability restriction covenant; availability on the open market; non-eligible persons; renters; affordable rents; the City inventory of low income units; the Ordinance developed by the City to support residents during the change of use or closure; units serving families; the ability of former mobile home park residents to participate in the new development; opportunities for very low income residents; the minimum separation between buildings; the concession on the side yard to make the courtyard more open; an observation that this is the fifth development in 8 years with affordable units; previous building of affordable units; coach owners and tenants; benefits provided; affordable units in future City developments; the assisted living facility next door; architecture of the project; long-term bicycle parking; City guidelines; the new bike lane on Washington; comparatively low rents; appreciation for the affordable units; appreciation to the previous City Council for providing protection to the mobile home owners; the adjacent parking lot on the south side; loading areas on residential streets; parking need; clarification that the project is residential rather than commercial; mature trees in front of the project; Public Works requirements; landscaping and irrigation; drought tolerance; concern with livability and security; dark materials used; heat trapping; and lighting.

Tony Pleskow, Project Architect, indicated that he did not believe that street trees would be eliminated; he discussed material choice; enhancement and creation of separation between the units; efforts to break up a potential monolith appearance; potential heat absorption; lighting and security; unit entry; and access to the garage level.

Discussion ensued between project representatives, staff and Council Members regarding concern with creating a heat island; climate impact; the construction process; impacts to surrounding neighbors; communication; management of utilities working on the project; length of the construction period; transportation demand and trip reduction measures; standard conditions; providing information on public transit to residents; clarification that the Transportation Demand Management is typically related to commercial uses; heat absorption vs. reflection issues; orientation of the façade; allowing light in but maintaining privacy; materials used; green screen; adding an art element; the density bonus to the base number of units; and a request for consideration of a fourth affordable unit.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING DENSITY AND OTHER BONUS INCENTIVES DOBI P-2014187 SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN THE PROPOSED RESOLUTION IN ORDER TO ALLOW CONSTRUCTION OF THREE AFFORDABLE DWELLING UNITS.

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Action Items

Item A-1

CC - Adoption of a Resolution (1) Adopting the Culver City Urban Forest Master Plan, Which Shall Supersede and Replace the Existing Culver City Street Tree Master Plan and Implementation Guidelines Dated November 11, 2002; and (2) Adopting a Categorical Exemption Relating Thereto Pursuant to the California Environmental Quality Act

Eric Mirzaian, Public Works Department, introduced the item; discussed the long-term planning tool being developed; he clarified that the City would not go out and start replacing trees; and he discussed health and safety concerns of the trees.

Mayor O'Leary observed that tree removal can be devastating to residents.

Pamela Palmer, Arteco, discussed the master plan and introduced members of the Master Plan Team.

Catherine Burce provided a presentation on the project; discussed the urban forest; the focus on street trees in the City; the entire urban ecosystem; energy conservation; urban heat island reduction; urban habitat; water quality; varying scales of plants and greenery; place making; neighborhood identity; length of the process; community involvement; objective of the Urban Forest Master Plan; best management practices; major components of the Master Plan; and the process.

Cy Carlberg, Arborist Consultant, discussed Tree Management Guidelines.

Catherine Burce noted that while the plan is a significant step forward, it is an ongoing process; she discussed pests; diseases and environmental challenges; and noted the opportunity to revise as needed to optimize effectiveness.

Discussion ensued between project representatives, staff and Council Members regarding inter-planting; trimming; phasing out certain trees; public outreach; Ficus tree devastation; more overall diversity; clarification regarding a typographical error on page 17; the process to develop the plan; raising community awareness; delineating City boundaries with trees; usage of the flower in the City seal; groundcover and bushes; the Culver City Parkway Plan; gateways into the City; appreciation for the readability of the report; and costs associated with Ficus trees.

Mayor O'Leary invited public input.

The following member of the audience addressed the City Council:

Michelle Weiner reported participating in the workshops; discussed people, affordability and trees; community sustainability; the use of parkways to promote long-term food sustainability; including nut or fruit trees; concern that the status quo would not continue; planning for the future; taking a broad approach; and she asked that a few trees offering edible options be added to the list.

Discussion ensued between staff and Council Members regarding safety and liability; medians vs. parkways; low water plants; the community meetings; community reaction; education; opposition to Mexican Fan Palms; invasive species; identity and history; being good stewards; not letting the view of the past take a dominant role over what is right and appropriate for the location; the Expo Board; native species; creating a strategy to put more native trees in the parks where there is room to grow and thrive; ecology; education; place making; water use; tree wells; curb cuts; urban runoff; inclusion in overall planning; rain gardens; implementation of the How To manual; providing developers the tools they need; the implementation plan; construction impact on trees; distribution of guidelines during the permitting process; Public Works management; the outsourced Tree Maintenance program with West Coast Arborists; the in-house certified arborist; certification; training; tree protection; fruit and nut trees; Food Forward; creating an urban orchard; bio swales; the Community Meetings for Parkways on April 13; nearby counties working on Parkway Guidelines; Torrey Pines; and invasive species.

Mayor O'Leary moved to approve the item.

Council Member Sahli-Wells proposed an amendment to eliminate the Mexican Fan Palm from the list of trees included in the Master Plan.

Mayor O'Leary accepted the amendment.

Additional discussion continued between project representatives, staff and Council Members regarding the iconic nature of the Mexican Fan Palm; variations in the degree of invasiveness; whether new Mexican Fan Palm trees could be more invasive than the older existing trees; damage created by Ficus trees; the number of complaints about palm trees; the rigorous trimming cycle for palm trees; the plan to construct additional medians on Washington Boulevard; expanding and adapting tree wells; tree well grates; uplift; environmental benefits; and replacing trees as they die.

MOVED BY MAYOR O'LEARY, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) ADOPTING THE CULVER CITY URBAN FOREST MASTER PLAN WITH THE REMOVAL OF THE MEXICAN FAN PALM SUBSTITUTED WITH LIVISTONA, WHICH SHALL SUPERSEDE AND REPLACE THE STREET TREE MASTER PLAN DATED NOVEMBER 11, 2002; AND (2) ADOPTING A CATEGORICAL EXEMPTION RELATING THERETO, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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<u>Item A-2</u>

CC:HA - (1) Discussion of Options for New Affordable Housing Programs and Incentives; (2) Adoption of a Resolution Adopting the Affordable Housing Incentive Area (AHIA) Program; and (3) Direction to City Manager/ Executive Director as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding the Fox Hills neighborhood vs. the commercial area; the visioning program to address commercial areas; areas zoned CRR and CRV; clarification that residential neighborhoods would not be affected by the proposed mixed use ordinance; steps necessary to implement programming; areas that don’t support mixed use; the need to rezone certain areas; text amendments and General Plan amendments; the AHIA program based on mixed use development; commercially zoned program areas; the importance of clarity in referring to the commercial corridors in Fox Hills; the Main Street concept; creating a commercial district; community meetings; the affordable housing incentive area program; and the map.

Mayor O’Leary invited public comment.

The following members of the audience addressed the City Council:

Mark Lipman thanked Council Member Cooper for the correction to his earlier statements; he discussed incentives for real estate developers; housing as a human right; the responsibility of local government; and a suggestion that instead of giving breaks and bonuses to the developers that a gentrification tax be imposed.

Dr. Joanne Tortorici Luna provided background on herself; expressed concern with real estate speculation; escalating rents; evictions without cause; and she questioned what protections residents have and what kind of community the City wanted to build.

Carlene Brown discussed the promise of neighborhood; growing obstacles to neighborliness; strengthening neighborhood bonds; aiding and abetting democracy; creativity to address urgent problems; the resolution before the City Council; and the difficulty of renting at an affordable rate in the City.

Jim Suhr urged the City Council to support the measure and discussed his efforts to provide affordable housing.

Daniel Lee discussed the increased need to take active policy steps around affordable housing; he was pleased to see locations mapped out across the City rather than concentrating them in one area; he cautioned against burdening Fox Hills with all the low income housing; noted that there were low income families all across the City; he discussed viable options; incentives; support for imposing additional taxes on developers rather than just providing incentives; he hoped that state or Federal funds would become available; and wanted to see the City apply for as many grants as possible.

Debbie Wallace expressed concern about Fox Hills Plaza being sold and the possibility of the area being rezoned from commercial to mixed use; she recommended that the City Council consider a Commission or Committee of developers and homeowners to work together on projects coming up in the area with homeowner meetings included; and she asserted that the community wanted to share in the development process.

Judi Sherman discussed a community forum she had attended; the importance of being involved in the early stages of planning; she felt that the area was already dense with housing whether affordable or not; she reported openness of residents to additions or improvements in the area; and she hoped that existing small businesses in the Plaza would stay in place.

Marta Foust reported attending a Candidates Forum and discussed the importance of resident input.

Michelle Weiner expressed concern with the lack of a dialog regarding affordable housing; protection for renters; she felt that the item was about creating incentives and density bonuses under the guise of affordability; she felt that the process was not inclusive; she expressed disappointment that the item was not about people and their needs or the quality of life; she noted the need for the promised public workshops; she pointed out that the City plan was not being updated and looking at the issue holistically; and she expressed dismay with the process.

Martin Cole, Assistant City Manager/City Clerk, made reference to written comments he read earlier from Dr. Ira Diamond and he read comments submitted by:

Kristin Pawling

Discussion ensued between staff and Council Members regarding efforts to create quality affordable housing; concentrating affordable housing in the same area; big box properties; the City-wide nature of the program; mixed income housing; commercial corridors; less adjacency to residential areas; examining market rate solutions; finding a replacement for programming that was lost by the lack of redevelopment funds; state law; making up for the past when affordable housing was not built with redevelopment funds; lack of state funding for the Rental Assistance Program; creation of affordable housing; confusion with the process; the desire of input from residents; Tilden Terrace; inclusionary housing; moving forward together; discussing ideas; creating more tools to meet the need of providing housing for teachers and fire fighters; the importance of buy-in; a suggestion to follow initial City Council direction to hold a workshop to work together with residents; affordable housing experts who are Culver City residents; good ideas in the staff report; density bonuses, taking away step backs and setbacks and adding height; concern with residents panicking about the potential ill-effects to their neighborhoods; urgency of the item; incentives and a mandatory inclusionary component; tax credits and other programming; staff responsiveness to City Council direction; the proposed resolution; the Grandview project; mechanisms that create affordable housing; discretionary development coming forward; existing Planning rules; required community outreach meetings; the process; expanding the role of the Landlord Tenant Mediation Board; attracting developers willing to commit to affordable units; density issues; the sale of Fox Hills Plaza; the visioning process; involving the neighborhood; major stakeholders; a staff meeting with the prospective buyer for the property; Westfield interest in the Re-Imagine program; meaningful public input; Section 8 and vouchers; protecting existing housing stock in the City; Federally funded programs; the Notice of Funding Availability; the Housing and Urban Development index for each jurisdiction; distributed funding; the amount of subsidy per family; the number of families served; determination of fair market rents; vouchers; the Veterans Affairs Supportive Housing voucher program; psychological services; difficulty maintaining housing; supportive services; administering County vouchers; protecting affordable housing stock; affordability covenants; mechanisms for density bonus; City ownership of properties; reduced densities to de-incentivize redevelopment of a site; incentivizing additional density in order to leverage housing; instituting the AHIA program in the commercial corridor; preserving existing housing stock in residential areas where the program would not operate; the General Plan update; density per acre; lot area; density ranges; the TOD site; projections and assumptions; areas affected under the program; the scope and type of development; density and height in residential neighborhoods or constructing affordable housing in commercial neighborhoods; maintaining the quality of life in neighborhoods; affordable housing; the formula for creating market value housing and affordable housing in the same development; adding to density and traffic in the City; maintaining the quality of the neighborhoods; the effects of large developments in Los Angeles on Culver City; the number of employees in the City; the daytime population; tax credits; affordable housing polices of other cities and states; fear of change and the unknown; rent stabilization; changes to protect tenants; appreciation to Housing Administrator Tevis Barnes for her knowledge and expertise; affordability tools; the density bonus toward affordability; bringing tools laid out in the report to the community; a suggestion to wait on approving the report until a true discussion has been had with residents; the importance of dialog; having a community conversation in a different context; the current incentive model; a suggestion to pass the item as a concept and solicit public comment; concerns about rushing in to a City-wide program on the basis of one project; inclusionary housing; other cities in California; AB2502; open questions; a program that includes more than just AHIA; and agreement to consider the matter further.

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<u>Item A-3</u>

CC - (1) Receipt and Filing of the Culver City Centennial Celebration Committee's Quarterly Report, and (2) (If Desired) Direct the City Manager as Deemed Appropriate

Council Member Clarke recused himself from the item and exited the dais.

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Jim Clarke discussed the Quarterly Report; fundraising; the Opening Ceremony on September 24, 2016; contracting out opening activities; the RFP process; the Gala at Sony on October 1; increased community participation; pins sold by the YMCA and presented to City Council Members; appreciation for assistance by staff for permits; he reported submission of his resignation from the Board; and he introduced former Mayor Paul Jacobs as his successor.

Paul Jacobs thanked Council Member Clarke for his work; discussed the work of the Committee; and he expressed appreciation for the opportunity to work on the Centennial.

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL: RECEIVE AND FILE THE CCCCC'S QUARTERLY STATUS REPORT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment – Items Not on the Agenda

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Robert San Juan discussed the potential name change for Fox Hills; he expressed hope that residents would be able to participate in the process; and he suggested ways to spruce up the area including improvement to the Fox Hills sign.

Discussion ensued between staff and Council Members regarding clarification that a name change was discussed at a Chamber of Commerce event but is not a City initiative; the name change at the shopping center; interest in rebranding from the Fox Hills office component; and property owners.

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Items from Council Members

None.

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Adjournment

There being no further business, at 11:44 p.m. the City Council, Culver City Housing Authority Board and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting in memory of Mary Yanda and former Mayor Richard Brundo.

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

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