

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

February 26, 2018
4:30 p.m.

Call to Order & Roll Call

Mayor Cooper called the regular meeting of the City Council to order at 4:30 p.m. in the Mike Balkman Chambers at City Hall.

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

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

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Closed Session

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

CS-1 Conference with Legal Counsel - Existing Litigation
Emery Eccles v. City of Culver City et al.
LASC Case No. BC639773
Pursuant to Government Code Section 54956.9(d)(1)

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CS-2 Conference with Legal Counsel - Existing Litigation
Treasure Quarker et al. v. City of Culver City et al.
LASC Case No. BC668362
Pursuant to Government Code section 54956.9(d)(1)

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CS-3 CC - Conference with Real Property Negotiators
Assessor Parcel Number 4209-002-900 -- a City-owned parcel
located adjacent to 4201 Jackson Avenue
City Negotiators: John Nachbar, City Manager, Charles D.
Herbertson, Public Works Director/City Engineer
Other Parties Negotiators: WS Investments Property LLC
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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CS-4 CC - Conference with Real Property Negotiators
Re: 3725 Robertson Boulevard
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld,
Community Development Director; Todd Tipton, Economic
Development Manager
Other Parties Negotiators: Michael Halaoui, Bernard Ashkar of
Icon West, Inc.
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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CS-5 CC - Conference with Legal Counsel-Existing Litigation
City of Culver City v. New Flyer of America, Inc.
USDC 2:17-CV-00086 BRO (JEMx)
Pursuant to Government Code section 54956.9(d)(1)

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Reconvene

Mayor Cooper reconvened the City Council meeting at 7:02 p.m. with all Members present.

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Recognition Presentations

Item R-4
(Out of Sequence)

CC - Presentation of Certificates of Recognition to the Kix Shenshu International Marathon Runners Representing Culver City

Mayor Cooper presented the Certificates of Recognition.

Jessica Dorsey thanked Culver City and the Sister City Committee; described her experience in the race; displayed the trophy; and presented gifts to the City.

Iyob Tessema discussed his marathon experience and challenges he faced.

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Item R-1

CC - Presentation of a Proclamation in Honor of the 90th Anniversary of Culver CityBus

Mayor Cooper presented the proclamation.

Art Ida, Transportation Director, thanked the City for the honor; noted the importance of the strong team; and he discussed the future of transit in the City.

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Item R-2

CC - Presentation of a Certificate of Recognition Family Self Sufficiency Program Graduate Shawn McLendon

Vice Mayor Small presented the Certificate of Recognition.

Shawn McLendon thanked the City for the assistance and for the honor.

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Item R-3

CC - Presentation of a Certificate of Recognition to the Participants in the 2018 Homeless Count

Council Member Sahli-Wells presented the Certificates of Recognition.

Alex Fisch, Committee on Homelessness Chair, thanked the City for the honor and the volunteers for their work; noted the solid resident support for combating homelessness in the City; and encouraged everyone to read the Los Angeles Times Opinion Section this week for a series of important pieces on homelessness.

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Regular Session

Mayor Cooper convened the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:28 p.m. with all Members present.

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Report on Action Taken in Closed Session

Mayor Cooper 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 Culver City Board of Education President, Anne Allaire.

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Community Announcements by City Council Members/Information Items from Staff

Jason Sims, Police Captain, discussed the Parkland, Florida tragedy and provided an update on Police Department activities; he discussed relationships with schools in the City; the School Resource Officer; training; the Culver City Unified School District (CCUSD) Superintendent; planned meetings with parents and staff; previous training sessions with school staff; assessment and improvement of safety protocol in the weeks to come; laws related to gun purchases in California; firearm storage requirements; and Police Department programs.

Council Members expressed appreciation for the presentation; agreed to hold a joint community discussion with CCUSD; discussed the importance of honoring those who were killed, injured, or traumatized by the incident; victims of gun violence; the importance of gun safety laws; recognition for the students who are standing up to demand change and for local students who are speaking out against gun violence; the number of people who die every day from gun violence; the rise in suicides; "see something, say something"; preparedness for an active shooter situation in Culver City; the National Institute for Civil Discourse; grant funding for a year-long outreach program and consensus to agendize a discussion to accept the grant; the desire to affect change; safety of the community; and a request that staff examine local ordinances and those of other cities to be prepared for the Saturday community meeting.

Council Member Sahli-Wells reported on the passing of Helia Prsha; reported that the health study had been released by Los Angeles County Public Health and she asked that a copy be made available on the information page for the Inglewood Oil Field on the City website; and she noted a key focus of the study on setbacks.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF HELIA PRSHA AND THE 17 VICTIMS IN PARKLAND, FLORIDA.

Council Member Eriksson received clarification that the correct link for the webpage for the Environmental Impact Report on the Inglewood Oil Field had been sent to Suzanne DeBenedittis.

Council Member Clarke thanked everyone who attended the Sandy Segal Youth Center Gala.

Mayor Cooper reported presenting a commendation to Art Ida and the Culver CityBus team for 90 years in the community; noted that March 2 is Free Fare Day; and he announced a community event at Transportation Headquarters on March 3 with more information available at culvercitybus.com.

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Joint Public Comment - Items Not on the Agenda

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

The following members of the audience addressed the City Council:

Albert Vera referenced the Parkland, Florida incident; reported coordination with the Police Department on a Gun Buyback Program; and he encouraged community participation in the GoFundMe page noting that \$4,000 had been raised so far.

Lisa Marie Desai asked that the City create a task force with the School Board to find ways to prevent a gun tragedy from happening in Culver City.

Jim Shanman asked that the City review the Charter and Regulations for possible improvements to make the community safer; noted the importance of taking the actions of other cities into consideration as to their effects on Culver City; and he asked that the City create a Gun Violence Prevention Task Force to examine causes and propose solutions, and to take a definitive stand on federal regulations to give Culver City a voice.

Sami Shanman discussed victims of the Parkland shooting; living in fear; she asked for strong and effective gun safety legislation; and she felt that change could start in Culver City by taking the lead and setting examples.

Nicholas Cregor discussed placement of the Hillside Moratorium item at the end of the agenda for the previous meeting; asserted that most of the speakers had left by the time the item was considered; and he requested that

consideration of the extension of the moratorium be moved forward on the current agenda.

Judith Martin Straw, culvercitycrossroads.com, reported that the site had been updated and was being re-launched; noted the video feature; discussed changes in the news; the federal election; receipt of hate mail as well as love letters; noted the amount of people online; and awareness of the Culver City website.

Dr. Janet Hoult reported on the Sandy Segal Gala held on February 24; discussed ads in the event booklet; and she read a poem she had written about Jim Clarke that was published in the booklet.

Marie-Anne Aizac discussed local gun stores in Culver City; observed that there were no gun stores in Los Angeles; proximity to an elementary school and a mosque; and she questioned whether the City would put the safety of citizens first and form a Task Force on Gun Violence Prevention.

Daniel Lee felt it important for the City to be on record with regard to gun safety; agreed with the creation of a Task Force that includes the City and CCUSD to educate everyone about laws on the books; asked what the City could do to make the City and schools safer; discussed regulations governing the use and purchase of firearms; what the community can do to encourage a culture that prevents gun violence; noted that people dealing with mental health issues are scapegoated; discussed bullying and a lack of empathy; and the importance of promoting a culture of empathy, noting that empathy would prevent tragedies.

Christine Lewicki discussed promoting a culture of empathy and inclusion; observed that people who have committed mass shootings are people who do not feel seen, heard, respected or significant; discussed helping people feel significant; she hoped the City would be united rather than divided; wanted the City to be for peace and inclusion; and she asked that a Task Force on Gun Safety be created to promote a culture of empathy and inclusion.

Jose Casarez asked the City Council to consider creation of a Task Force for Gun Safety in the community; asked about City programs and resources in place to teach empathy and prevent bullying; questioned how the City Council could take a

leadership role; and discussed coordination with the School Board.

Margot Bennett, Women Against Gun Violence, asked that the City Council adjourn each meeting by recognizing the three people killed per hour by guns, and the almost seven people shot every hour; discussed the Firearm Suicide Summit held in the fall of 2017; an ordinance being drafted by Los Angeles that all gun ranges and stores that sell guns post suicide prevention information prominently, and she asked Culver City to do the same; she reported that Women Against Gun violence has a safe gun storage program that they distribute to schools; and she agreed to leave contact information for further follow up.

Hanna Cho, Senior Field Deputy for Senator Holly Mitchell, introduced herself and indicated that she was available to hear any concerns from constituents, noting that they were looking forward to a positive partnership.

Donna Kent encouraged looking at the root causes of problems; discussed the City of Kindness; being good stewards for children in terms of empathy; she hoped to see community meetings for everyone, not just parents; and she stated that conflict has not always been resolved violently.

Discussion ensued between Council Members regarding inclusion of everyone in the community meeting; the open format for the meeting to allow discussion of all subjects and suggestions; Brown Act notification; attendance by the entire City Council; allowing for a full discussion by not limiting the comment time; clarification that policy decisions would not be made at the community meeting; inclusion of all stake holders; and hearing from the gun stores.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported that one email had been received for an item not on the agenda, six were received for item A-3, and three were received for item A-4.

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

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Order of the Agenda

No changes were made.

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Consent Calendar

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-3, AND C-5.

Item C-1

CC - (1) Acceptance of Work Performed by Aldridge Electric Inc.; (2) Authorize Filing a Notice of Completion; and (3) Authorize the Release of Retention Funds After Expiration of the 35-Day Lien Period, for the Construction of the Traffic Monitoring CCTV System Gap Closure Project, PL-004

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY ALDRIDGE ELECTRIC INC. FOR THE CONSTRUCTION OF THE TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER'S OFFICE FOR RECORDATION; AND,
3. AUTHORIZE THE RELEASE OF RETENTION FUNDS IN THE AMOUNT OF \$153,682 TO ALDRIDGE ELECTRIC INC., AFTER THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-3
(Out of Sequence)

CC:HA:SA - Receipt and Filing of Fiscal Year 2016/2017 Year-End Report and Audit Summary

THAT THE CITY COUNCIL: RECEIVE AND FILE THE ATTACHED FISCAL YEAR 2016/2017 YEAR-END REPORT AND AUDIT SUMMARY.

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Item C-5
(Out of Sequence)

CC-FOUR-FIFTHS VOTE REQUIREMENT - (1) Receipt and Filing of the Financial Statements from Culver City's Boulevard Music 2017 Summer Festival; (2) Approval of a Budget Amendment Appropriating \$43,045 from the General Fund; (3) Designation of Culver City's Boulevard Music 2018 Summer Festival Series as a City-Sponsored Event; (4) Approval of a Memorandum of Understanding (MOU) and License Agreement with Boulevard Music in an Amount Not-to-Exceed \$43,045 for Culver City's Boulevard Music 2018 Summer Festival; and (5) Approval of a Fee Waiver for the \$119 City Banner Permit Application Fee

THAT THE CITY COUNCIL:

1. RECEIVE AND FILE THE 2017 SUMMER CONCERT FINANCIALS PROVIDED BY BOULEVARD MUSIC; AND
2. (FOUR-FIFTHS VOTE REQUIRED) APPROVE A BUDGET AMENDMENT APPROPRIATING \$43,045 FROM THE GENERAL FUND; AND,
3. DESIGNATE CULVER CITY'S BOULEVARD MUSIC 2018 SUMMER FESTIVAL A CITY-SPONSORED EVENT; AND,
4. APPROVE A MEMORANDUM OF UNDERSTANDING AND LICENSE AGREEMENT WITH BOULEVARD MUSIC IN AN AMOUNT NOT-TO-EXCEED \$43,045 FOR THE 2018 CULVER CITY SUMMER CONCERT SERIES; AND,
5. WAIVE THE \$119 CITY BANNER PERMIT APPLICATION FEE; AND;
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS, AND;
7. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-2
(Out of Sequence)

CC - Approval of an Agreement with Knorr Systems, Inc. to Replace Two Filter Tanks at the Culver City Municipal Plunge (Plunge) in the Amount of \$43,909.29

Council Member Sahli-Wells received clarification that CCUSD was involved in the discussion of the dates that the pool would be closed.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH KNORR SYSTEMS, INC. TO REPLACE TWO FILTER TANKS AT THE MUNICIPAL PLUNGE IN THE AMOUNT OF \$43,909.29; 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-4
(Out of Sequence)

CC - (1) Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Colonial Avenue Alley Paving Project, PZ-295, Community Development Block Grant Project # 601891-17

Council Member Eriksson received clarification regarding changes to access and use of the alley related to the Market Hall project.

THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE COLONIAL AVENUE ALLEY PAVING PROJECT, PZ-295, CDBG PROJECT #601891-17; AND
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE COLONIAL AVENUE ALLEY PAVING PROJECT, PZ 295, CDBG PROJECT # 601891-17.

MOVED BY VICE MAYOR SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-2, AND C-4.

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Public Hearings

Item PH-1

CC - (1) Adoption of a Resolution Approving and Issuing a Report on Measures Taken in Relation to Ordinance No. 2017-005 Establishing a Temporary Moratorium on Hillside Development in the Lower and Upper Culver Crest Neighborhoods (Moratorium) and Ordinance No. 2017-006 Extending the Moratorium; and (2) PUBLIC HEARING: Adoption of an Ordinance Extending for an Additional 12 Months the Moratorium, and Declaring the Urgency Thereof and that it Shall Take Effect Immediately (Four-Fifths Vote Required)

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ACCEPT THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

Discussion ensued between staff and Council Members regarding exemptions and exclusions for emergency situations; City Council direction; changes to roof height; design guidelines; building height; unintended consequences; legal constraints; the hearing process for review of code amendments; community meetings; and vacating the moratorium once the process is complete.

Jeremy Green, City Clerk, reported for the record that the item had been erroneously listed as Action Item A-3 on the agenda and should be listed as Public Hearing Item PH-1.

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

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Nicholas Cregor asserted that the moratorium should be extended as the issue of safe hillside development has not been resolved; he discussed recent mudslides; vulnerability; outdated and inadequate building codes; he urged the City Council to get the Planning Department to commit to a

completion date in the near future; discussed priorities; noted that the process should not be lengthy as much of the material will be borrowed from neighboring cities; he expressed concern that if the moratorium is not approved, developers will rush to get plans approved before the new ordinances go into effect; he discussed 10753 Cranks Road; echoed concerns expressed by Daniel Mayeda and Rich Kissel regarding an approval by Sol Blumenfeld of an Accessory Dwelling Unit (ADU) on Culver Crest; and he expressed concerns with ministerial discretion in direct opposition to the wishes of the majority of Culver Crest residents.

Daniel Mayeda asserted that the community is still very much engaged in the issue and supported the continuance of a moratorium.

Clay Evans expressed opposition to a moratorium; did not feel that people should be precluded from building on their land; felt that the City would lose money with diminished development; discussed the public meeting process; and felt that a professional review was necessary.

Rich Kissel asked that the moratorium be renewed until new development standards take effect; noted that the lives of the people in 320 households are on hold; discussed the process; asked that any exceptions be made in a clear and honest fashion, not through perceived loopholes; discussed notification to the City Council; he noted that the approval of the recent ADU was done in conflict with the findings of the actual report, against safety concerns, and during a moratorium; and he asked that the new standards be made a priority.

Shane Evangelist discussed the standards for determining the Floor Area Ratio (FAR) in the Culver Crest and asked that Culver City remain consistent with other area standards so as not to negatively affect property values.

Jeremy Green, City Clerk, read comments submitted by:

Chak Che
Sean Veder

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

Discussion ensued between staff and Council Members regarding consistency with Los Angeles hillside standards; grading measures; slope maintenance; reasonable expectation for a time frame for completion of the standards; concern with creating a hardship with the length of the moratorium; prioritization; logistics; clarification that the moratorium is about safety; due diligence; the importance of public input; differing needs; appreciation for the community input, and for the work of staff and the consultant; and the goal for a six-month extension.

Council Member Sahli-Wells moved to extend the moratorium and Vice Mayor Small seconded the motion.

Additional discussion ensued between staff and Council Members regarding correspondence received; the inconvenience of not having exceptions to the ordinance; the need to approve the ordinance but to provide staff with direction to return with carefully vetted exceptions; and direction that staff alert the City Council if standards cannot be completed within six months.

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

1. ADOPT A RESOLUTION ISSUING APPROVING AND ISSUING A REPORT ON MEASURES TAKEN IN RELATION TO ORDINANCE NO. 2017-005 ESTABLISHING A TEMPORARY MORATORIUM ON HILLSIDE DEVELOPMENT IN THE LOWER AND UPPER CREST NEIGHBORHOODS

2. ADOPT AN ORDINANCE EXTENDING FOR AN ADDITIONAL 12 MONTHS, A MORATORIUM ON THE ISSUANCE OF ANY NEW BUILDING PERMITS FOR DEVELOPMENT AND CONSTRUCTION IN THE UPPER CREST HILLSIDE NEIGHBORHOODS AS IDENTIFIED ON THE MAP, ATTACHED TO THE PROPOSED ORDINANCE AS EXHIBIT A, AND DECLARING THE URGENCY THEREOF AND THAT IT SHALL TAKE EFFECT IMMEDIATELY (REQUIRES A FOUR-FIFTHS VOTE.)

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Action Items

Item A-2
(Out of Sequence)

CC - (1) Receive Presentation on Mid-Year Budget Monitoring Report and General Fund Financial Forecast, (2) Receipt and Filing of the Fiscal Year 2017/2018 Mid-Year Budget

Monitoring Report, (3) Provide Notification to Public Inviting Comment and Input for the Upcoming Proposed Budget for Fiscal Year 2018/2019, (4) Approval of Proposed Blanket Purchase Order Amendments and (5) Approval of Proposed Budget Amendments (Four-Fifths Vote Requirement)

Jeff Muir, Chief Financial Officer, provided a presentation on the Fiscal Year 2016-2017 Year-End Audit and Summary Report, and the General Fund Mid-Year Summary.

Discussion ensued between staff and Council Members regarding Transient Occupancy Tax (TOT) from short term rentals; the time frame for City Council consideration of short term rentals; urban runoff; the parcel tax; unfunded liabilities; fees vs. a tax; the assumption from the General Fund; a potential tax measure from Los Angeles County for storm water requirements; potential reduced utility costs as a result of Community Choice Aggregate (CCA) offset by reduced Utility User Cost revenue; the 30% reserve; Government Financing Office Best Practices; use of surplus funding to pay down CalPERS; opportunity costs; the importance of examining worst case scenarios; being ready for recessions; keeping the City fiscally sound; and encouragement to residents to attend budget study sessions in March.

Mayor Cooper invited public input.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. RECEIVE A PRESENTATION ON THE MID-YEAR BUDGET MONITORING REPORT AND GENERAL FUND FINANCIAL FORECAST; AND
2. RECEIVE AND FILE THE FISCAL 2017/2018 MID-YEAR REPORT AS PROVIDED IN ATTACHMENT 1; AND
3. PROVIDE NOTIFICATION TO THE PUBLIC INVITING COMMENT AND INPUT FOR THE UPCOMING PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND
4. APPROVE THE BLANKET PURCHASE ORDER SUMMARY AMENDMENTS AS PROPOSED IN ATTACHMENT 3; AND
5. APPROVE THE BUDGET AMENDMENTS AS PROPOSED IN ATTACHMENT 2 (BUDGET REQUIRES A 4/5THS VOTE).

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Item A-3

CC - (1) Adoption of a Resolution Approving and Issuing a Report on Measures Taken in Relation to Ordinance No. 2017-005 Establishing a Temporary Moratorium on Hillside Development in the Lower and Upper Culver Crest Neighborhoods (Moratorium) and Ordinance No. 2017-006 Extending the Moratorium; and (2) PUBLIC HEARING: Adoption of an Ordinance Extending for an Additional 12 Months the Moratorium, and Declaring the Urgency Thereof and that it Shall Take Effect Immediately (Four-Fifths Vote Required)

This item was re-titled item PH-1 and heard earlier in the meeting.

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Item A-1
(Out of Sequence)

CC (1) Discussion of the General Plan Update (GPU) Advisory Bodies; and (2) Direct the City Manager as Deemed Appropriate

Sol Blumenfeld, Community Development Director, introduced the item.

Ashley Hefner, Advance Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appointment of new Committee Members; a request for more clarity rather than using broad terms; eligibility of Culver City business owners who are not residents to serve on the Committee; creating a form for basic information; Letters of Intent; the different selection process for Commissions, Boards and Committees; having a general understanding of the distribution of appointees; balancing the appointments; playing favorites or second guessing Council Member choices; ensuring an open and transparent process; the ability to serve on multiple Boards, Commissions or Committees; Technical Committees; length of time the special committees are in existence; the long-term commitment for the General Plan Advisory Committee (GPAC); allowing current and future

Council Members to select Committee Members; the time frame for making appointments; and the draft schedule.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Daniel Lee asked that Council Members involve a diverse range of people in the GPAC and the Citizens Advisory Committee in terms of race, gender, ethnicity, geography, and socioeconomic status; he noted the differences in involvement and power between the Committees; and the importance of ensuring representation of the entire City.

Alex Fisch urged the City Council to reconsider appointing all of the members of the GPAC themselves; discussed the importance of reflecting a broader range of people; providing less opportunities for conflict; allowing incoming City Council Members to make appointments; and allowing stakeholders to have a say in the values and visions for the General Plan.

Ken Mand expressed support for current Council Members making two appointments, with future City Council Members allowed the opportunity to make appointments as well.

Discussion ensued between staff and Council Members regarding involvement of new Council Members; the ability to appoint new Committee Members if replacements are needed; debate on the continued relevancy of the current subcommittee; having all future discussions at the City Council level; transparency; City Council discretion; the importance of the General Plan process and involvement of the City Council as a whole; the Economic Development Subcommittee; use of a consultant for economic development; changes in the market; competition; creating a strategy for economic development; hiring subspecialists for each category; including information in the Requests for Proposals (RFP); ensuring that the General Plan is not being driven on the basis of economic development; enhancing quality of life through the General Plan; concern with forcing a team to work together and delays to the process in Pasadena; appointment of people by the new Council on the other committees; work of the subcommittee; the suggested path forward; transparency and fairness in the process; support for requiring a Letter of Interest; the importance of process and trust; dissolving the

subcommittee to ensure full public discussion; the ability to make changes to the organizational chart; having the GPAC report directly to the City Council; valuable things that can be accomplished at the subcommittee level; efficiency and concern with slowing down the process; the hope that the GPAC will work well together; whether it is possible to devote a City Council meeting per month to the General Plan; making informed decisions; the process; being open to each other and to the public about appointments; Brown Act constraints; balancing the Committee; and concern with second-guessing Council Member choices and having to defend appointments.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY MAYOR COOPER THAT THE CITY COUNCIL INSTRUCT STAFF THAT THE GPAC CONSIST OF 15 MEMBERS WITH EACH COUNCIL MEMBER APPOINTING THREE MEMBERS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON
NOES: SAHLI-WELLS, SMALL

Council Member Eriksson proposed a motion that the GPAC report directly to the City Council rather than through the subcommittee.

Discussion ensued between staff and Council Members regarding the process for communication between the GPAC and the City Council; staff agreement to conduct research and provide additional information; decision making and reporting processes in other cities; and the need for additional information in order to make the decision.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY MAYOR COOPER THAT THE GPAC REPORT DIRECTLY TO THE CITY COUNCIL, NOT THROUGH THE SUBCOMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON
ABSTAIN: SMALL
NOES: SAHLI-WELLS

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO RETURN TO THE CITY COUNCIL WITH SUGGESTIONS ON HOW TO ADVANCE THE ECONOMIC DEVELOPMENT COMPONENT OF THE PLAN.

Additional discussion ensued between staff and Council Members regarding whether the subcommittee had served its purpose and was no longer necessary; support for keeping the subcommittee in the organizational chart but taking it out of the chain of command; careful consultation with staff and pre-selection; criteria; the inefficiency of doing things from the dais; length of the RFPs; City Council consensus to agendaize discussion for a future meeting; transparency and a reminder of the amount of time given to the process; scheduling the appointment of General Plan Update (GPU) Committee Members; the notification process; legal obligations; clarification that there is not an application process when making appointments; whether there is a need to make appointments at a meeting; selection of the facilitator for the GPAC; and scheduling.

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Item A-4

CC - (1) Consider the Various Renewable Energy Tiers Offered By the Clean Power Alliance of Southern California; and (2) Establish the Default Renewable Energy Tier for the Procurement of Electricity for (A) all City-Owned Facilities and (B) the Culver City Community

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

Mayor Cooper clarified that the City did not have control over the law and opting out was not an option.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Daniel Lee expressed support for setting the default rate to 100%; discussed transitioning off of fossil fuel to clean energy; leading as a City that operates on 100% renewable power; marketing for the City; efforts by multi-national corporations to put their servers on renewable energy; buying offsets; decreasing the carbon footprint; low-income individuals on state-run programs; and helping everyone to transition to cleaner energy at all economic levels.

David Haake, M.D., West LA Chapter of the Sierra Club, requested that the City choose 100% renewable energy; he noted the leadership opportunity for the City; recommended that efforts toward community education are made before the program starts; discussed concerns with increased costs; choosing a lower rate rather than opting out of the program completely; and he expressed concerns with the way Clean Power Alliance is selecting the contractor, and concern with the lack of experience of CalPine.

Discussion ensued between Council Members and Dr. Haake regarding his recommendation in favor of 100% renewable for the power that the City uses and for the residents; the opportunity to change percentages in the future if there is economic hardship; the small cost, but large benefits; attracting businesses interested in making a statement about their commitment to renewable energy; and the ability to apply for support from state programs for low-income users.

Jeremiah Janak provided background on himself and his experience in renewable energy; discussed the importance of being a leader; and he expressed support for choosing 100% renewable energy and effecting real change in the City.

Dr. Tony Pereira expressed support for choosing 100% renewable energy; provided background on himself; discussed research done world-wide on global warming; becoming a leader; and the importance of making changes now to positively affect the future.

Alex Fisch discussed global warming; the importance of making real change; he urged the City Council to make the default rate 100%; noted the importance of community outreach and being part of a common purpose; setting the standard; establishing 100% renewable for procurement; and he asserted that 100% renewable energy would be the cheapest advertising for economic development available and draw the kinds of companies that share those values.

Evan Gillespie expressed appreciation that the City is joining the Community Choice program; provided background on himself; discussed the significance of self-determination; he asked the City to choose 100% renewable energy; discussed the chance to show leadership; attractiveness to companies looking to relocate; the importance of investing in local renewables; looking at rate design; the correlation between

income and energy use; and making sure that those who use the most, pay the most.

Discussion ensued between staff and Council Members regarding clarification on actual costs to the individual; community education; whether to start at 50% with cost savings and then encourage people to go to 100% or to try to convince people not to drop out after going to 100%; marketing benefits to being a 100% renewable energy City; clarification that anyone can change at any time; appreciation for the presentation; comments for the Board of the Clean Power Alliance; appreciation for having the power to make a choice; cities that have projected making the change to 100% renewable for many years in the future; the importance of outreach; low-income opportunities; existing programs; solar panels; the ability to sell energy back; support for going for 100% renewable as a City; national companies that want the clean energy profile; generating goodwill for the City; the differential in the amount of Utility Users Tax (UUT); human behavior; the average number of people that do not opt out of the program in California; support for the City and commercial to do 100%; concern with unhappy residents; the annual process; the \$1.50 fee to make a choice; the Public Utilities Commission mandate to increase the amount of renewable energy; decoupling distribution of energy from production of energy; choosing the energy source and company; bringing renewable energy to the City that will cost less; the importance of buy-in; lower power bills with renewable energy; increased UUT taxes with putting the level to 100%; concern with a backlash and a return to Southern California Edison; a suggestion to choose 50% so that residents see savings; setting the baseline for people who do not choose; concern with creating ill-will; people who do not qualify for state programs; clarification that commercial and residential are the same; whether the resident level would be changed if the City decides to change after one year; the value of the positive publicity for being a 100% renewable energy City; the increase to the base tier each year; clarification that 95% of the people do not respond to the letter and remain in the program; programs in other California cities; tailoring the programs to what cities represent; 74% support for Measure CW; clarification on the amount of increased costs; the business plan prepared by the County; decreases to solar power costs; reductions in the clean power differential; the increase compared to Edison; the observation that people do not tend to change; and clarification that if the rate is not

set at 100% now, it will be much harder and more expensive to get it to that point later.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL SELECT THE FOLLOWING RENEWABLE ENERGY TIER FOR THE PROCUREMENT OF ELECTRICITY AT ALL CITY-OWNED FACILITIES: 100% RENEWABLE AT AN ADDITIONAL COST OF \$116,620 ANNUALLY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: ERIKSSON

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL ESTABLISH THE FOLLOWING DEFAULT RENEWABLE ENERGY TIER FOR THE PROCUREMENT OF ELECTRICITY ON BEHALF OF THOSE FORMER SCE CUSTOMERS WHO ARE AUTOMATICALLY ENROLLED INTO THE CLEAN POWER ALLIANCE OF SOUTHERN CALIFORNIA: 100% RENEWABLE AT A CUSTOMER INCREASE IN COST OF 7% WHEN COMPARED TO SCE'S 34% RENEWABLE TIER.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, SAHLI-WELLS, SMALL
NOES: COOPER, ERIKSSON

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Item A-5

CC - Adoption of a Resolution Authorizing Staff to Submit Applications to the Mobile Source Reduction Committee (MSRC) Local Government Partnership Program and Authorize an Application for Grant Funding Associated with the Purchase of Alternative Fuel Vehicles

Paul Condran, Transportation Manager, provided a summary of the material of record.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION AUTHORIZING STAFF TO SUBMIT APPLICATIONS TO THE MOBILE SOURCE REDUCTION COMMITTEE (MSRC) LOCAL GOVERNMENT PARTNERSHIP PROGRAM AND AUTHORIZE AN APPLICATION FOR GRANT FUNDING ASSOCIATED WITH THE PURCHASE OF ALTERNATIVE FUEL VEHICLES.

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Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Council Member Clarke received City Council consensus to place an item on a future agenda to determine the feasibility of entering into a Memorandum of Understanding with the WASA group from China to establish the North American training center for their TV and film academy with a corporate office in Culver City.

Discussion ensued between staff and Council Members regarding responsibility for doing research; the meeting with City staff and the Chamber of Commerce; the requirement to offer 200 students per year an educational program in the United States; potential locations; establishing a center in Culver City; their work with Sony Studios; skepticism with the need for government involvement; and agreement that the idea is worth being looked at.

Vice Mayor Small received City Council consensus to place consideration of the potential for Culver City participation in the International Conference on Sustainable Infrastructure run by the American Society of Civil Engineers, and use of venues for the conference of the Society for Decision Making Under Deep Uncertainty on a future agenda.

Council Member Clarke asked about discussions with Los Angeles in playing a part in the 2028 Olympics.

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Adjournment

There being no further business, at 12:02 a.m., Tuesday, February 27, 2018 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Helia Prsha and those killed in the Parkland, Florida tragedy to March 12, 2018.

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

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