

REGULAR MEETING OF THE
CITY COUNCIL, CITY OF CULVER CITY,
CALIFORNIA

October 24, 2011
7:17 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 7:17 p.m.

Present: Micheál O'Leary, Mayor
D. Scott Malsin, Vice Mayor
Christopher Armenta, Councilmember
Jeffrey Cooper, Councilmember
Andrew Weissman, Councilmember

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Invocation/Pledge of Allegiance

No action was taken on this item.

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Closed Session Report

No action was taken on this item.

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Presentations

Item P-1

A Proclamation in Honor of Red Ribbon Week.

Brenna Guthrie, Chair of Red Ribbon Week, introduced students who provided information on Red Ribbon Week and presented red ribbons to each Councilmember.

Mayor O'Leary presented the proclamation and reported that State Senator Curren Price had sent bookmarks in honor of Red Ribbon Week.

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Community Announcements

Mayor O'Leary announced SpeakEasy on November 9, 2011 at the Culver Events Center as part of Pacific Standard Time.

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Receipt and Filing of Correspondence

No action was taken on this item.

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Joint Public Comment - Items Not on the Agenda

Mayor O'Leary invited public comment.

Cary Anderson expressed frustration that he was skipped over for public comment on Item JC-1 during the previous meeting; he discussed the four agendas for the evening and what he felt was the confusing nature of holding several meetings on the same night; alleged that the Redevelopment Agency had given money to the City in order to protect it from being taken by the State and was now getting it back from the City; he questioned why special meetings were held; discussed accessibility for public viewing; and he felt the meetings needed to be more efficiently run.

Mayor O'Leary explained that a special meeting had been held in an attempt to accommodate the public and receive as much input as possible.

Susan Deen invited everyone to the kick-off meeting for the 2012 Fiesta La Ballona at Kay and Dave's on October 25, 2011.

Joe Connolly expressed concern with lack of action on an incident with the Culver City Police Department; and noted that he was going to file an official complaint.

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Public Comment
(continued)

Mario Balibrera discussed traffic at the Culver City Middle School; changes to the traffic flow; traffic enforcement; and a request to allow a grace period for people to get used to the new rules.

John Nachbar, City Manager, indicated that additional information would be forwarded to the City Council.

Discussion ensued between the City Council and staff regarding the City Council/School Board Liaison sub-committee; ongoing traffic issues; meeting schedule; handling of changes to traffic; and support for the changes made as a safety enhancement.

Adam Eifer discussed the traffic situation at Farragut Elementary and felt there should have been more warning about the changes before issuing tickets.

Matthew Hetz, Culver City Symphony Orchestra, announced the first concert of the season on November 12, 2011 at Veterans Auditorium in honor of Veterans Day.

Sareena Kanji invited everyone to a meeting on second hand smoke on November 29, 2011 at the Spot Café; and she provided information on the subject, noting that other cities had formulated ordinances on second hand smoke.

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Order of the Agenda

No changes were made at this time.

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October 24, 2011

Joint Item

Item J-1

Discuss and Receive Public Input on Developer Proposals for Development of 9300 Culver Boulevard (Parcel B).

Sol Blumenfeld, Community Development Director, provided background on the item and explained procedures.

Discussion ensued between the City Council and staff regarding when the developer would be selected; the reason for discussing the matter in closed session; and the informal break out session.

MOVED BY MAYOR O'LEARY, SECONDED BY COUNCILMEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECESS FOR A MAXIMUM OF ONE HOUR FOR A BREAK OUT SESSION ON ITEM J-1.

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Recess

The City Council recessed its meeting at 7:53 p.m.

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Reconvene

The City Council reconvened its meeting at 8:58 p.m. with all Councilmembers present.

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October 24, 2011

Item J-1
(continued)

Sol Blumenfeld, Community Development Director, provided background on the item and explained procedures.

Mayor O'Leary invited public participation.

The following members of the audience addressed the City Council:

Kevin Lachoff, Culver City Chamber of Commerce, summarized a letter sent to the City in March supporting a new development on Parcel B.

Ron Milberger discussed the design for Parcel B within the context of Culver City; the relationship to Town Plaza; and defining the pedestrian experience.

Meghan Sahli-Wells expressed concerns with the City's decision about traffic access; she hoped that there would be a neighborhood traffic process to discuss the potential impacts; she wanted to see wide sidewalks to mirror what is happening on the opposite side of Culver Boulevard; multiple access points; pedestrian crossings; and she questioned what Town Plaza would look like after Parcel B is developed.

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Adjourn in Memory

MOVED BY MAYOR O'LEARY, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, IT BE ADJOURNED IN MEMORY OF ELEANOR HABURTON, GRANDMOTHER OF MEGHAN SAHLI-WELLS.

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October 24, 2011

Item J-1
(continued)

Public comment continued:

Rich Waters expressed support for the Davies Group project; suggested ways of supporting the "green" roof so that real trees could be planted; discussed tree placement; type of trees planted; and he requested that shade of the trees be considered during planning.

Karim Sahli expressed concern with publicity for the process; wanted to see large boards downtown so that the general public could choose a project; he discussed the lack of awareness by residents in the City; discussed the RFP; noted the importance of context of the surrounding area; and he wanted to see a project that could survive the possible demise of Sony Studios.

Sean Nichols expressed support for the Tolkin Group.

Cary Anderson discussed employee parking proposals from each developer; requested promised parking information from the Hudson Pacific Properties; discussed the Symantec development; and the new employee parking policy for the Westside Pavilion.

Scott Schuster, Lucky Strike, discussed the Parc + Main project and prior work with the Cardiff Group, noting that they are community based and engage in extensive outreach.

Seth Horowitz indicated that the Culver Hotel would be directly impacted by the project; expressed concerns with adequate parking, noise mitigations during construction, and negative impacts to the hotel; and he discussed community reaction to the recent renovation of the Culver Hotel.

Alice Prasad, Associate Analyst, read written comments submitted by:

Vicki Daly Redholtz
Dan O'Brien
Beth Lee
Diane Jullian

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Item J-1
(continued)

At this time, a Tolkin Group representative indicated that they were available to answer any questions; encouraged the City Council to take a tour of previous projects by the Tolkin Group and check their references; he asserted that their projects fit the context of Downtown and that their strength was in designing spaces that fit and are pedestrian oriented; he discussed parking; noted that they took a district approach; indicated that they sought to move people around the area to benefit businesses and take a long-term approach; and he discussed effects of construction on the Culver Hotel and willingness to resolve any concerns.

A Runyon Group representative discussed the design of the Paseo project, integrity of materials, and willingness to work with the City to improve and evolve the project.

A Cardiff Realty Holdings representative discussed parking options; rooftop trees; umbrellas and shade on the roof; photovoltaic panels; the large glass elevator; risk and return; and projected rental rates and costs.

A Combined Properties representative noted that they sought to showcase historic buildings; acknowledged the importance of the project as members of the community; discussed making the project extroverted to interact with other retail; creating a pedestrian friendly environment and a downtown feeling; parking efficiencies; and potential tenants.

Sol Blumenfeld, Community Development Director, discussed next steps in the process.

Discussion ensued between the City Council and staff regarding appreciation to the developers for their hard work and creativity; appreciation to residents for their involvement; the process for moving forward; economics; what the project means to the City; what the developer means to the community; additional opportunity for community input; soliciting feedback; agreement to place an ad in the local newspapers; and what residents want for Parcel B.

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Public Comment for Items Not On the Agenda (Continued)

Mayor O'Leary invited public participation.

There was no response.

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Items from the City Council

No action was taken on this item.

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October 24, 2011

Adjournment

There being no further business, at 7:16 p.m., the City Council adjourned its meeting to a Regular Meeting on October 24, 2011.

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Ela Valladares

DEPUTY CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council, City of Culver City,
California

APPROVED November 14, 2011



MICHEÁL O'LEARY

MAYOR of the City of Culver City, California