

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

September 23, 2019
7:00 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the regular meeting of the City Council to order at 7:00 p.m. in the Mike Balkman Chambers at City Hall.

Present: Meghan Sahli-Wells, Mayor
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Absent: Göran Eriksson, Vice Mayor

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

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Pledge of Allegiance

The Pledge of Allegiance was led by Dr. Janet Hoult.

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

Council Member Fisch announced a Hazardous Waste Roundup sponsored by the cities of Beverly Hills and West Hollywood on September 28.

Council Member Small reported attending the 88 Cities Summit.

Mayor Sahli-Wells reported that she would be writing a letter to ask Metro to restore light rail service noting that they had not received feedback regarding their cuts to service; she discussed the Climate Strike on Friday; and she received consensus that the City Council agendaize a discussion of declaring a Climate Emergency.

Jeremy Green, City Clerk, announced that September 24 is National Voter Registration Day, with additional information available at www.lavote.net; she indicated that primaries would be on March 3, 2020 and the municipal election would be on November 3, 2020; and she invited everyone to participate in the Mock Election on September 28-29 in the Patacchia Room at City Hall with anyone over the age of 10 eligible to participate.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Ron Bassilian discussed the vote by the City Council to enact a 3% rent freeze; the election campaigns of the newest Council Members; building new housing and protecting existing stock; he asserted that landlords would be forced out and sell to developers; discussed consultant findings; plans for a Rent Control Board; costs; concern with notification; he felt the decision should be discussed by residents; concern that accelerated gentrification is the goal; and he provided a notice that Protect Culver City would circulate an initiative to amend the municipal code to require voter approval of the recent rent control ordinance and any future attempts to impose rent control in Culver City.

Dr. Janet Hoult reminded everyone that applications would be accepted through October 14 for the Artists Laureate Program; she discussed the Small Book Festival at the Wende Museum on September 21; she read a poem on books; reported that October is Disability Awareness month; discussed the Abilities and Resource Carnival on October 20; and she announced a performance of *Point of Extinction* by Theatre of the Blind on October 6.

Abby Hilden, Create Reflect Empower Outreach (CRE), provided background on the organization and she discussed the upcoming performance of *Point of Extinction* on October 6 at The Robert Frost Auditorium.

Mark Lipman discussed the Small Press Book Festival held on September 21 at the Wende Museum; thanked Council Member Small and staff for their help; and he suggested holding an International Echo Poetry Festival in Culver City.

Council Member Lee suggested that Mr. Lipman speak with Matt Sedillo regarding the Echo Poetry idea and that he be cognizant of the Special Events process.

Council Member Small expressed appreciation for the Small Press Book Festival.

Donna Kent expressed appreciation for the Small Press Book Festival; concern with the token amount of money paid to Council Members which precludes many people from being able to afford to serve; discussed structure; the amount of money that staff are paid; and she recommended that additional compensation for Council Members be investigated.

Greg Goodyear, Culver City High Coach, discussed the recent win and team ranking; felt it important for the City Council to hear all viewpoints regarding the rent control issue; and he expressed concern that Mom and Pop landlords would be forced to sell out to large developers.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that one piece of correspondence each had been received for Items C-4, C-5, A-2, A-4, A-6 and A-7.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH
THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Order of the Agenda

Mayor Sahli-Wells indicated that Items A-1 and A-8 would be reversed and she reported a request to add an item to the agenda.

Carol Schwab, City Attorney, described the process for adding an item after the agenda has been posted; she provided an overview of the item; and she indicated that action was required before the next City Council meeting.

Council Member Fisch indicated that he would recuse himself from the item.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SMALL
THAT THE CITY COUNCIL ADD AN ITEM THAT AROSE SUBSEQUENT TO THE
POSTING OF THE AGENDA TO CONSIDER A REQUEST TO SIGN ON TO AN
AMICUS BRIEF CURRENTLY BEING PREPARED BY THE CITY AND COUNTY OF
LOS ANGELES REGARDING THE FEDERAL DEFERRED ACTION FOR CHILDHOOD
ARRIVALS PROGRAM (DACA).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON
RECUSED: FISCH

Items A-6 and A-7 were heard after Item A-4.

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-3.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: NONE

ABSENT: ERIKSSON

Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 31, 2019 to September 13, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 31, 2019 TO SEPTEMBER 13, 2019.

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Item C-2

CC:HA:SA - Approval of Minutes for the Special City Council Meeting on September 3, 2019 and Regular Consolidated City Council Meeting on September 9, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING ON SEPTEMBER 3, 2019 AND REGULAR CONSOLIDATED CITY COUNCIL MEETING ON SEPTEMBER 9, 2019.

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Item C-3

CC - (1) Approval of a Change Order to an Existing Purchase Order with Toter LLC for 32 Gallon - 96 Gallon Automated Refuse, Recycling and Organics Containers in an Additional Amount Not-to-Exceed \$175,000 for FY 2019/2020 and (2) Approval of a Purchase Order with Toter LLC for 32-96 Gallon Carts for FY 2020/2021 and FY 2021/2022 in the Amount of \$120,000 Annually

THAT THE CULVER CITY COUNCIL:

1. APPROVE A CHANGE ORDER FOR THE EXISTING PURCHASE ORDER WITH TOTER LLC FOR 32 - 96 GALLON AUTOMATED CARTS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$175,000 INCLUDING ALL FEES AND TAXES; AND
2. APPROVE A PURCHASE ORDER FOR AN ADDITIONAL TWO YEARS FOR \$120,000 ANNUALLY OR AN AGGREGATE AMOUNT NOT-TO-EXCEED \$240,000; AND
3. AUTHORIZE THE PURCHASING OFFICER TO PREPARE AND EXECUTE THE CHANGE ORDER AND PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-4

CC - (1) Award of Construction Contract to Ortiz Enterprises, Inc., as the Lowest Responsive and Responsible Bidder, in the Amount of \$18,903,351 (Base Bid Amount, \$18,323,351 with Bid Alternate, \$580,000) for the Construction of the Culver Boulevard Realignment and Stormwater Treatment Project; (2) Authorization for the Public Works Director/City Engineer to Approve Change Orders, in an Amount Not-to-Exceed \$1,575,000 (8% Contingency); (3) Approval of Professional Services Agreement with Michael Baker International for Construction Management & Inspection Services in an Amount Not-to-Exceed \$1,248,951 (\$1,135,410 Base Amount and \$113,000 (10%) Contingency); and (4) Approval of Amendment to Existing Professional Services Agreement with Tetra Tech in an Additional Amount Not-to-Exceed \$129,014 (\$117,285 Base Amount and \$11,728 (10%) Contingency)

Discussion ensued between staff and Council Members regarding the letter included in the staff report; City Council review of the design for the park; an email sharing concerns about bike and pedestrian access during construction; a request for a crossing guard during school hours; installation of a traffic signal at Big Culver and Harter; the bus stop; the required Traffic Control Plan from the contractor; a request that staff respond to the letter from Kristin Torres-Pawling and copy the City Council; traffic plans associated with other projects; the closure of National on both sides next to the Metro; and focusing extra attention on the area around the school.

Roman Chiu, SWA, thanked staff, the City Council and members of

the community for their support of the project, and he provided a presentation on the landscape component of the project which is expected to be completed by 2021.

Council Member Small received clarification regarding tree type and origin.

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO ORTIZ ENTERPRISES, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE CULVER BOULEVARD REALIGNMENT, PZ-460 AND STORMWATER TREATMENT PROJECT, PR-002 IN THE AMOUNT OF, \$18,903,351; AND
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, FOR AN AMOUNT NOT-TO-EXCEED \$1,575,000 (8% CONTINGENCY), IF NECESSARY, FOR CONSTRUCTION; AND
3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR THE CONSTRUCTION MANAGEMENT AND INSPECTION FOR THE CULVER BOULEVARD REALIGNMENT, PZ-460 AND STORMWATER TREATMENT PROJECT, PR-002 IN AN AMOUNT NOT-TO-EXCEED \$1,135,410; AND
4. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC. IN AN AMOUNT NOT-TO-EXCEED \$113,000 (10% OF BASE AMOUNT) FOR UNEXPECTED COSTS; AND
5. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL DESIGN SERVICES AGREEMENT WITH TETRA TECH FOR CONSTRUCTION ENGINEERING SUPPORT SERVICES FOR THE CULVER BOULEVARD REALIGNMENT, PZ-460 AND STORMWATER TREATMENT PROJECT, PR-002 IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$117,285; AND
6. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE AGREEMENT WITH TETRA TECH IN AN AMOUNT NOT-TO-EXCEED \$11,728 (10% OF BASE AMOUNT) FOR UNEXPECTED COSTS; AND
7. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
8. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - Authorization to Release a Request for Proposals to Prepare an Affordable Housing Linkage Fee Nexus Study and Conduct Related Community Outreach

Mayor Sahli-Wells invited public input.

The following member of the audience addressed the City Council:

Mark Lipman indicated that he was speaking on behalf of himself; expressed concern with empty words about economic growth; discussed inaction regarding homelessness; asserted that the unlimited economic growth is the driving force of homelessness in communities; noted that 14 months ago he had suggested a major corporations' tax; he discussed the Nexus study; political will; the need to adapt to current and future issues; and concern with becoming mired in bureaucracy and not moving forward.

Council Member Lee wanted to see an examination of the program in Los Angeles to prevent the flipping of buildings included in the study in terms of linkage fees.

Discussion ensued between staff and Council Members regarding clarification on the intent of the study; applying the linkage fee to commercial properties; concern with unduly burdening residential development; inclusionary fees and rent caps; different sources for data; ensuring that numbers are accurate; and business license taxes vs. linkage fees.

THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS TO PREPARE AN AFFORDABLE HOUSING LINKAGE FEE NEXUS STUDY AND CONDUCT A COMPREHENSIVE COMMUNITY OUTREACH PROGRAM.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER LEE THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-4 AND C-5.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Action Items

Item A-8
(Out of Sequence)

CC - Adoption of a Resolution of the City Council of the City of Culver City Authorizing the Issuance of Approximately \$24,000,000 Aggregate Principal Amount of Wastewater Facilities Revenue Bonds, 2019 Series A to Finance and Refinance Costs of the City's Wastewater System, and Approving the Execution and Delivery of Certain Documents in Connection therewith and Certain Other Matters.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

Onyx Jones, Chief Financial Officer, provided background on the item and introduced the consultant team.

The consultant team provided a financial overview; discussed key legal provisions; a plan of financing; and the schedule.

Discussion ensued between staff and Council Members regarding other bonds; refinancing of the Redevelopment Agency (RDA) bonds; clarification that this is the last large debt with the City; the goal not to do another bond for 10-20 years; growing the fund balance; funding from sewer revenues; investors; strategic debt; and appreciation for the work to save the City money.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE ISSUANCE OF APPROXIMATELY \$24,000,000 AGGREGATE PRINCIPAL AMOUNT OF WASTEWATER FACILITIES REVENUE BONDS, 2019 SERIES A (THE "2019 BONDS") TO FINANCE AND REFINANCE COSTS OF THE CITY'S WASTEWATER SYSTEM AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND CERTAIN OTHER MATTERS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Item A-2
(Out of Sequence)

CC - Introduction of an Ordinance Repealing Culver City Municipal Code (CCMC) Subchapter 13.03.200, Firearms, and Replacing it with New Subchapter 13.03.200, Firearms - Safe Storage, Shooting Requirements and Suicide Prevention, to Require all Firearms Located in a Residence to be Kept in a Locked Container or Disabled with a Trigger Lock, and for all Firearm Retailers to Post Signage about Suicide Prevention

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record.

Mayor Sahli-Wells invited public comment:

The following members of the audience addressed the City Council:

Margot Bennet, Women Against Gun Violence, thanked the City for their support of the item and presented two suicide prevention posters in fulfillment of the LA City ordinance noting that they would be happy to produce and mail the posters free of charge for Culver City as well.

Rhonda Foster discussed the death of her son due to gun violence; the importance taking action; accidental shootings; suicide; violence; and she thanked the City for taking action.

Karim Sahli expressed support for the measure as he felt it would save lives.

Dr. Kelly Kent, speaking on her own behalf, expressed support for the ordinance; expressed appreciation for the enhanced partnership between the Culver City Unified School District (CCUSD) and the City; noted a resolution for consideration by CCUSD modeled after one in the Los Angeles Unified School District (LAUSD); she indicated that she would share further local details that apply to Culver City residents; and she shared statistics regarding gun violence and the need for safe gun storage.

Disa Lindgren echoed words of support for the resolution; thanked Women Against Gun Violence and staff for their work to draft the ordinance; and she invited everyone to attend the Encouragement Project Workshop at Culver Palms United Methodist Church on September 28.

Discussion ensued between staff and Council Members regarding length of time to bring the item forward; support for the item; condolences to Ms. Foster; the belief that the ordinance will save lives; staff agreement to return with information regarding the gunsmith on Sawtelle; and additional action by the senate.

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY COUNCIL MEMBER LEE THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE REPEALING CULVER CITY MUNICIPAL CODE (CCMC) SUBCHAPTER 13.03.200, FIREARMS, AND REPLACING IT WITH NEW SUBCHAPTER 13.03.200, FIREARMS - SAFE STORAGE, SHOOTING REQUIREMENTS AND SUICIDE PREVENTION, TO REQUIRE ALL FIREARMS LOCATED IN A RESIDENCE TO BE KEPT IN A LOCKED CONTAINER OR DISABLED WITH A TRIGGER LOCK, AND FOR ALL FIREARM RETAILERS TO POST SIGNAGE ABOUT SUICIDE PREVENTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: NONE

ABSENT: ERIKSSON

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Item A-3

CC - Adoption of a Resolution Supporting and Declaring Clean Air Day on October 2, 2019

Shelley Wolfberg, City Manager's Office, provided a summary of the material of record.

Mayor Sahli-Wells invited public comment:

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding upcoming events; Council Member participation in events; electrification efforts and moving away from Renewable Natural Gas (RNG); coalitions for electrification; LA Clean Tech Incubator; emphasizing electrification over RNG; ending the use of fossil fuels; bike infrastructure; and including Bike Share and additional bike facilities as part of the messaging.

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: ADOPT A RESOLUTION SUPPORTING AND DECLARING CLEAN AIR DAY ON OCTOBER 2, 2019.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Item A-4

CC - (1) Discussion of a Reach Building Code Amendment; and (2) Direction to the City Manager as Deemed Appropriate

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

Stuart Tom, Consulting Building Official, noted the need for direction from the City Council to create the appropriate ordinance; discussed options for the City to pursue; determining the amount of exposure the City is willing to incur; creating greener, more sustainable codes; areas to seek in the realm of sustainability; special requirements if a local jurisdiction chooses to amend building codes in any manner affecting energy efficiency; certification of standards by the California Energy Commission; defining a model building; cost effectiveness; true costs; taking a two-phased approach; strategies used by other California cities; apparent hazard with using natural gas in new construction; and reducing the ability of one energy purveyor from selling its product.

Discussion ensued between the consultant, staff and Council Members regarding municipal code amendments vs. building code amendments; legal challenges; timing; the need for an analysis; elimination of gas hookups in new construction; and required energy improvements.

Mayor Sahli-Wells invited public comment:

The following members of the audience addressed the City Council:

Dr. Khin Khin Gyi, West LA Sierra Club and Americans for Democratic Action, discussed United Nations Intergovernmental Panel on Climate Change (IGPCC) recommendations; proximity to the Inglewood Oil Field; release of methane gas from the gas supply; and she asked that the City Council phase out natural gas in future homes and enact an ordinance that requires electrification as the only source of energy moving forward.

Disa Lindgren discussed the Global Climate Strike on September 20 and expressed support for taking action to no longer allow gas hookups in new construction.

Kelly Kent noted that the School District looked to the City for inspiration; expressed support for moving ahead in the Reach Code Amendments; discussed other cities that have taken action; she provided suggestions for additions to proposed requirements; and she proposed that a single phase be carried out in 2019 using existing Cost Effectiveness studies.

Denise Neal discussed the efficacy of relying solely on electricity; affects to water usage; costs; fire risks associated with solar; and she asked the City to consider alternatives.

Discussion ensued between the consultant, staff and Council Members regarding water conservation; energy usage; examination of recent models; support for the Berkeley option; appreciation to staff and Planning Commissioner Andrew Reilman for their work on the issue; the process; concern with dictating rather than elevating; consideration of placing a prohibition on gas installations in municipal buildings; outreach; incentivization; CalGreen Tier 1 for mixed fuel buildings; electrification readiness; in lieu fees; financing for retrofitting; highlighting benefits; costs savings with not adding the mixed fuel infrastructure; impactful local policies; input as part of the process; the Berkeley model; reasoning and urgency behind moving forward; commercial turnover; chefs who prefer to cook with gas; education; the perceived need for gas; residential; outreach; adding a requirement to provide shower facilities in buildings that serve a certain number of employees to the building code; earthquake resiliency; reaching climate goals more quickly; natural gas leaks and accidents; the outdated solar voltaic ordinance; state laws; room for expansion; state mandates; non-residential and multi-family; concern that electrification is not included in Phase 1; and agreement that robust public input be sought in pursuit of the

Berkeley model in Phase 1 plus showers for cyclists followed by Phase 2.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: DIRECT STAFF TO SEEK PUBLIC INPUT IN PURSUIT OF THE BERKELEY MODEL IN PHASE 1 PLUS SHOWERS FOR CYCLISTS FOLLOWED BY PHASE 2.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: NONE

ABSENT: ERIKSSON

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Item A-6
(Out of Sequence)

CC - (1) Discussion of a Zoning Code Amendment to Modify the City's Existing Accessory Dwelling Unit (ADU) Standards; and (2) Direction to the City Manager as Deemed Appropriate

Michael Allen, Current Planning Manager, provided a summary of the material of record.

Sol Blumenfeld, Community Development Director, indicated that staff wanted to ensure that the nine identified barriers are considered with staff to return with final text amendments until the state makes a decision.

Discussion ensued between staff and Council Members regarding items that the state addressed that the City has not, and next steps in the process.

Mayor Sahli-Wells invited public comment:

The following members of the audience addressed the City Council:

Marla Koosed expressed concerns about the additional stretching of ADU standards; expressed support for previous City Council action to support ADUs; did not feel that the housing crisis could be solved by further pushing ADU boundaries; discussed changing the fabric of the City; small residential lots not designed to accommodate increased density and massing; she expressed concern with increased burden to City infrastructure

and services; discussed mansionization; significant changes to the City proposed in the staff report; the need for public input for such a significant change; state involvement; and the absence of a transparent public process.

Uton Wong discussed the conversion of his garage; artificial limitations; and he expressed concern with the limitation to one bedroom for ADUs.

Ron Smoire discussed the limited time to review the changes; he expressed opposition to the proposed changes; noted insufficient time to see the impacts of ADUs in the community; supported efforts to increase affordable housing; felt that proposed changes would help developers who want to maximize the size of the lot for profit and would not provide more affordable housing in the City; and asserted that public review and a thorough analysis of the changes were necessary before proceeding.

David Trovato discussed his efforts to build an ADU; those who cannot afford to tear their homes down and rebuild; developers; common sense; and concern with a kneejerk reaction to mansionization.

Kevin Lachoff noted there should be room for adjustment to the regulations to accommodate individual situations; discussed noticing for the item; building size, massing and location; he noted that proposed changes would create larger buildings abutting the property lines of adjacent homeowners; resident concerns about siting and location, height and massing of structures on a lot; consideration of the same core issues under the name of a different topic; concern that developers will drive the price of single family homes higher as they look to build a second home on each property; and he felt that the current arrangement was working well and providing options.

Discussion ensued between staff and Council Members regarding the state ADU ordinance; demonstrating compliance; being a first adopter; text amendments; lot size; preemptively addressing changes; space between buildings; overlapping provisions; existing regulations; the owner occupancy requirement; the five year moratorium; incorporating key provisions; embracing the requirements in Culver City and trying to make them work; preserving the character of the neighborhoods; the Single Family Residential Design Study; additional outreach for when the draft ordinance comes back before the City Council; support for moving forward; making it clear that the notification is a courtesy as the item is a state mandate; clarifying that the City Council

is not going to debate something that the state is requiring; confusion between mansionization and the creation of granny flats; messaging for people who have concerns; state mandated responsibilities; the larger discussion in the General Plan Update; cities that are fighting to not create housing; creating large homes for two peoples; support for providing additional housing and support for moving forward quickly; and the transparent public process taking place in Sacramento.

Denise Neal discussed Aging in Place and addressing the homeless crisis; disabilities acquired while homeless; Americans with Disabilities Act (ADA) requirements; compliance; and funding for incentivized upgrades.

Discussion ensued between staff and Council Members regarding new construction; circumstances that require compliance; incorporation of ADA standards in the current building code; lack of money from the state to underwrite ADA improvements; the draft inclusionary ordinance; the affordable ADU program funded from proceeds of the inclusionary program; low and moderate income units; workforce units; and waiving building permit requirements for those units

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL DIRECT STAFF TO PROCEED PER THE STAFF REPORT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: NONE

ABSENT: ERIKSSON

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Item A-5
(Out of Sequence)

CC - (1) Designation of the City's Voting Delegate and up to Two Alternate-Delegates for the 2019 League of California Cities Annual Conference; (2) Consideration of a Position on the League of California Cities' Resolution Pertaining to Calling Upon the California Public Utilities Commission (CPUC) to Amend Rule 20A to Include Projects in Very High Fire Hazard Severity Zones; and (3) Consideration of a Position on the League of California

Cities' Resolution Pertaining to the Environmental and Water Quality Impacts of International Transboundary River Pollution Flow

Shelly Wolfberg, City Manager's Office, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding which Council Members would be attending the League of California Cities Annual Conference and availability.

Mayor Sahli-Wells invited public comment:

No cards and no speakers came forward.

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

1. DESIGNATE MAYOR SAHLI-WELLS AS THE VOTING DELEGATE WITH VICE MAYOR ERIKSSON AND COUNCIL MEMBER FISCH AS ALTERNATE DELEGATE(S); AND,

2. TAKE A POSITION:

1. IN SUPPORT OF RESOLUTION NUMBER 1;

2. IN SUPPORT OF RESOLUTION NUMBER 2; AND

3. AUTHORIZE THE VOTING DELEGATE AND ALTERNATE VOTING DELEGATE TO CAST VOTES EXERCISING REASONABLE DISCRETION IN THE CASE CIRCUMSTANCES AT THE GENERAL ASSEMBLY WARRANT A CHANGE IN VOTE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: NONE

ABSENT: ERIKSSON

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Item A-7
(Out of Sequence)

CC - (1) Adoption of a Resolution Adopting a City Council Policy Entitled Flags on City Flag Poles as Recommended by the Ad Hoc City Council Policies Subcommittee; (2) Direction to the City

Manager to Rescind Administrative Policy Statement No. I-05 Entitled Flags on City Flag Poles; (3) Direction to the City Manager Regarding Lowering Flags to Half-Staff Until Congress Takes Action on Gun Safety Legislation; and (4) Other Direction to the City Manager as Deemed Appropriate

Shelly Wolfberg, City Manager's Office, provided a summary of the material of record and she acknowledged the City Attorney's Office for their work on the item.

Mayor Sahli-Wells invited public comment:

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding signage to contextualize the choice to fly the flag at half staff; calls nationwide from business groups, legislatures and residents to have the Senate consider the vote by the House; allowing a vote on gun safety measures; update of the policy; length of time until action is taken; holding a press conference; accompanying the action with a letter to the Senators; connecting with those in the community who are passionate about the issue; putting a call out to residents to design something more permanent; community involvement; unintended meanings; additional research; visibility of the signage; concern with losing impact moving forward; outreach to community groups; consensus to move forward on preparing an event to lower the flag and work with community members and youth activists with signage to explain reasoning for the lowering of the flag; and input from various groups regarding length of time.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ADOPTING A CITY COUNCIL POLICY STATEMENT ENTITLED FLAGS ON CITY FLAG POLES AS RECOMMENDED BY THE AD HOC CITY COUNCIL POLICIES SUBCOMMITTEE; AND
2. DIRECT THE CITY MANAGER TO RESCIND ADMINISTRATIVE POLICY NO. I-05 ENTITLED FLAGS ON CITY FLAG POLES; AND
3. PROVIDE DIRECTION TO THE MAYOR TO SPEAK WITH LOCAL ADVOCACY GROUPS AND YOUTH ACTIVISTS ABOUT THE ISSUE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Item A-9

CC - Consideration of a Request to Sign on to an Amicus Brief Currently Being Prepared by the City and County of Los Angeles Regarding the Federal Deferred Action for Childhood Arrivals Program (DACA)

Council Member Fisch recused himself and exited Council Chambers.

Mayor Sahli-Wells invited public comment:

The following member of the audience addressed the City Council:

Disa Lindgren endorsed the idea that the City join the Amicus Brief for people with DACA status.

Carol Schwab, City Attorney, provided background on the item noting that the Mayor had received a request that Culver City sign on to an Amicus Brief supporting the city and county of Los Angeles in litigation involving three different cases from different circuits; she discussed the policy prepared by the Director of Homeland Security (DHS) in 2012 that allowed prosecutorial discretion; the announcement by DHS in September 2017 to rescind DACA; cases being prepared by Los Angeles that the decision by the DHS to wind down DACA as unlawful; the City's legislative and policy platform; and the urgency of the matter due to the October 1, 2019 deadline.

MOVED BY MAYOR SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL APPROVE SUPPORT OF THE DACA AMICUS BRIEF THAT STATES THAT THE REQUEST TO UNWIND DACA IS UNLAWFUL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON
RECUSED: FISCH

Council Member Fisch returned to the dais.

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Item A-1
(Out of Sequence)

CC - (1) Consideration of a Request for Los Angeles County to Use City Properties as Vote Centers for Upcoming 2020 Elections, Including Room Rental Fee Waiver; and (2) Direction to the City Clerk as Deemed Appropriate

Jeremy Green, City Clerk, provide a summary of the material of record.

Mayor Sahli-Wells invited public comment:

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding support for use of the Veterans Auditorium; encouraging civic engagement; hardship on the preschool if the Stonehouse at Lindberg Park is used; displacement of the basketball league by usage of a Vets voting center; usage for the primary and general election; timeframe; receipt of materials and equipment; and clarification as to whether there would be a voting center in every city.

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

1. RECOMMEND USE OF VETERANS AUDITORIUM AS A VOTE CENTER FOR UPCOMING ELECTIONS IN MARCH AND NOVEMBER 2020 AND CLARIFY REASONING FOR DISCOURAGEMENT OF USING THE STONE HOUSE; AND
2. APPROVE FEE WAIVERS FOR USE OF LINDBERG PARK STONEHOUSE AND/OR VETERANS MEMORIAL BUILDING AUDITORIUM.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Mayor Sahli-Wells acknowledged previous agreement by the City Council to agendize a discussion about declaring a climate emergency.

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Adjournment

There being no further business, at 11:06 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned to September 24, 2019.

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Jeremy Green

CITY CLERK of Culver City, California

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

MEGHAN SAHLI-WELLS

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

Date: _____