

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

November 12, 2018
5:30 p.m.

Call to Order & Roll Call

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

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

CS-1 Public Employee Performance Evaluation
Title: Fire Chief
Pursuant to Government Code Section 54957

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Reconvene

Mayor Small reconvened the City Council at 6:29 p.m. for recognition presentations.

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Recognition Presentations

Item R-2
(Out of Sequence)

CC - A Proclamation Declaring the Month of November 2018 as Movember in Culver City

Council Member Eriksson presented the proclamation declaring the month of November 2018 as Movember in Culver City.

A representative from the Movember Foundation thanked the City for the honor and discussed the organization.

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Item R-1

CC - A Proclamation in Honor of Veterans Day 2018

Council Member Lee read the proclamation in honor of Veterans Day noting that it was the 100th anniversary of Armistice Day.

Keith Jeffreys, United States Veterans Artists Alliance, thanked the City for the honor; accepted the recognition for all veterans in the country; and invited everyone to attend a performance at The Actors' Gang featuring the Veterans' Writing Program.

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Recess

The City Council recessed from 6:47 p.m. to 7:01 p.m.

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Regular Session

Mayor Small reconvened the regular meeting of the City Council and convened the Culver City Housing Authority Board, and the Successor Agency to the Redevelopment Agency Board to order at 7:01 p.m. with all Council Members present.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Jim Clarke.

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Closed Session Report

Mayor Small indicated nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Mayor Small received City Council consensus that item A-2 be postponed to a later meeting as new information had been received and needed review.

Mayor Small discussed heartbreak experienced over the past few weeks in Pittsburgh and in Thousand Oaks, and with the fires in California; moving forward with work to be done in Culver City; Culver City firefighters and police officers deployed to help with the Woolsey Fire; honoring veterans; coming together as a community; and he asked to adjourn the meeting in memory of those who died in Pittsburgh, Thousand Oaks, and in the fires ravaging California.

Council Member Lee discussed the presentation to the veterans; the 100th Anniversary of Armistice Day; he invited everyone to look into history and think about those who sacrificed their lives and families who lost members in the name of war; he pointed out that the day is supposed to be a celebration of peace; discussed the fires in California; climate change; the General Plan pre-event; development of policy; events; and participatory attendance moving forward.

Council Member Fisch discussed City Council elections in Paradise and Malibu, and General Plan Update events in Culver City.

Council Member Eriksson discussed Leadership Culver City; thanked the Transportation Department for their efforts; reported participating in the Noise Group and the Transportation Committee as part of the National League of Cities meeting in Los Angeles; and he announced a meeting of the LAX Community Noise Roundtable on November 14 at Monterey Park City Hall.

Vice Mayor Sahli-Wells thanked Temple Akiba for the candlelight vigil after the Pittsburgh shooting; discussed the shooting in Thousand Oaks; the devastating fires; resources available in Culver City; emergency preparedness; community meetings; Community Emergency Response Teams (CERTs); turning anxiety into positive action; helping one another; and the recent election.

Mayor Small reported attending the Urban Land Institutes Transit Oriented Conference and the National League of Cities Summit; discussed the Los Angeles Philharmonic performance at Sony; an upcoming study of border conditions between Los Angeles and Culver City on December 5 to improve communication; and the Conference for the International Society for Decision Making Under Deep Uncertainty from November 13-15 at One Culver.

Jeremy Green, City Clerk, summarized results for the November 6 Special Municipal Election, noting an excellent turnout; reported that the certification date is expected to occur on or around December 4; and she indicated that results were available at culvercity.org.

Discussion ensued between staff and Council Members regarding support for Measure C and D; voting down ballot; and appreciation to the City Clerk and staff for election outreach efforts.

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Joint Public Comment - Items Not on the Agenda

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Colin Diaz echoed previous sentiments regarding events going on locally and abroad, and he invited everyone to attend the Culver Expo at Veterans Auditorium on November 15 noting that informational flyers were available.

Dr. Janet Hoult read a poem about Armistice Day.

Rebecca Rona Tuttle, Culver City Human Relations Workgroup, asked that Culver City establish a Human Relations Committee; she discussed stereotyping, prejudice and racism; concern with discrimination; responsiveness of the City Government; and proposed goals and mission for the Committee.

Rick Tuttle discussed the Human Relations Workgroup; information on the Group distributed to the City Council; institutional memory; other cities with comparable committees; and he asked that the City Council agendaize a discussion on the formation of such a committee.

Kimberly Ferguson, Culver City Human Relations Workgroup, discussed taking part in CERT training; expanding efforts to equalize and help the community work better together; respect of culture and diversity; encouragement of positive interaction; addressing issues; providing a venue for people to air grievances; issues to be addressed; and she asked that the City Council agendaize consideration of forming a Human Relations Committee.

Carlene Brown expressed support for the establishment of a Human Relations Committee; discussed fixing lost connections and the power of community to heal; challenges caused by systemic racism; the difficulty of finding someone who understands racism and structural inequality in American institutions; and she expressed gratitude for the Days of Dialog event.

Haifaa Moammor expressed support for the City; discussed fear; celebration of diversity; and she hoped to see a place where people felt safe.

Samio Bano discussed the King Fahad Mosque; Islamophobia; stereotyping; she reported discrimination and harassment; ensuring that things keep improving in Culver City; and she

wanted to see support for the formation of a Human Relations Committee.

Paul Green discussed embracing diversity; addressing adversity; the objective and intent of the proposed Human Relations Committee; and he indicated that the Committee would like to work with the Police Department to help set the standard for other city governments to address diversity and adversity.

Michael Hudson reported being an active participant in Culver City even though he is not a resident; discussed diversity in the City; occasional misunderstandings and missteps; he expressed support for creation of a Committee where concerns can be aired and addressed; and he asked that the City Council agendize a discussion of forming a Human Relations Committee.

Dr. Leah Pressman asked that the City Council agendize consideration of establishing a Human Relations Subcommittee; discussed continuing the concept of Culver City as a City of Kindness as established by the previous City Council; other cities with compatible committees; making an institutional commitment to address discrimination and exploration; putting attention on equity and fairness; and addressing systemic causes of unnecessary suffering.

Gary Silbiger asked that the City Council agendize consideration of creating a Human Relations Committee; discussed resident committees; strengthening the City; fulfilling community needs; and current Commissions, Committees and Boards.

Mark Lipman discussed displacement due to the fires; the loss of the emergency shelter; use of Veterans Memorial Auditorium as an emergency shelter; helping other communities; he expressed concern that the Auditorium had not been opened up for those displaced by the fires; reported use of the industrial kitchen as a storage facility; questioned whether the City is truly prepared if an emergency strikes; suggested conducting an emergency preparedness drill; ensuring that the City is ready in the event of an emergency; and he observed that 58% of the City budget is spent on emergency services.

John Nachbar, City Manager, indicated that the City had an extensive emergency preparedness program; discussed the full-time coordinator; drills throughout the year; the Los Angeles county command structure for emergency preparedness; and he

noted that no request for shelter had been made of Culver City.

Discussion ensued between staff and Council Members regarding shared resources within the region; CERT; plans to update the industrial kitchen at Veterans Auditorium; efforts to make Veterans Auditorium a Net Zero facility; Fire Department certification; and improved communication.

Summer McBride expressed support for City Council consideration of establishing a Human Relations Committee; discussed helping people advocate for themselves; perception; creating a bridge to bring people together before conflicts become contentious or beyond repair; fostering mutual respect and problem solving; giving words meaning through actions; and engaging in proactive efforts.

Reverend Janet McKeithen, Santa Monica Bay Human Relations Council, expressed support for agendaizing consideration of creating a Human Relations Committee; discussed delegitimizing complaints; providing a place where systemic racism and oppression is acknowledged and addressed; creating proper policies; protecting and supporting residents when they come forward; and she emphasized the need for well-thought out policy.

Discussion ensued between staff and Council Members regarding consensus to agendaize a discussion on creating a Human Relations Committee; appreciation to the speakers for their work, research and outreach on the issue; discussions on the Equity Subcommittee; examining the Committee structure in general; inclusion of current members in the discussion; Brown Act rules; appreciation for the proactive nature of the group; encouragement to residents to contact Council Members regarding issues; and ensuring that the purpose of other committees is not duplicated.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported that one comment had been received for item PH-1, six for item A-1 and seven for item A-3.

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

AND FILE CORRESPONDENCE.

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Order of the Agenda

Mayor Small received clarification regarding the number of speakers present per item; discussed the process for creating the agenda; and the timing for when items are placed on an agenda.

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-6 AND ITEMS C-8 THROUGH C-10.

Item C-1

CC:HA:SA - Approval of Cash Disbursements

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 13, 2018 TO NOVEMBER 2, 2018.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting on October 22, 2018

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON OCTOBER 22, 2018.

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Item C-3

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Right-of-Way to Install 1,494 Feet of Fiber Optic Cable Along the Southwest Side of Overland Avenue from Franklin Avenue to 4975 Overland Avenue

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER CABLE FOR USE OF THE PUBLIC RIGHT-OF-WAY TO INSTALL 1,494 FEET OF FIBER OPTIC CABLE ALONG THE SOUTHWEST SIDE OF OVERLAND AVENUE FROM FRANKLIN AVENUE TO 4975 OVERLAND AVENUE; 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

CC - Adoption of a Resolution Approving an Encroachment Agreement with Fireline Broadband for Use of the Public Right-of-Way; 1) Along Blackwelder Street and La Cienega Boulevard; and, 2) Along Blackwelder Street and Smiley Drive to Install 396 Feet of Fiber Optic Line

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH FIRELINE BROADBAND FOR USE OF THE PUBLIC RIGHT-OF-WAY; 1) ALONG BLACKWELDER STREET AND LA CIENEGA BOULEVARD; AND, 2) ALONG BLACKWELDER STREET AND SMILEY DRIVE TO INSTALL 396 FEET OF FIBER OPTIC LINE; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Right-of-Way to Install 218 Feet of Fiber Optic Cable on Wesley Street, Starting at Washington Boulevard and Running Southeast to 3416 Wesley Street

THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER CABLE FOR USE OF THE PUBLIC RIGHT-OF-WAY TO INSTALL 218 FEET OF FIBER OPTIC CABLE ON WESLEY STREET, STARTING AT WASHINGTON BOULEVARD AND RUNNING SOUTHEAST TO 3416 WESLEY STREET; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - Approval of a Professional Services Agreement with Faithful + Gould in an Amount Not-to-Exceed \$100,000 (\$88,225 Base Amount and \$11,775 in Contingency Authority) to Conduct Facility Condition Assessments and Prepare a 10-Year Maintenance Plan for 17 City Facilities

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH FAITHFUL + GOULD IN AN AMOUNT NOT-TO-EXCEED \$100,000 (\$88,225 BASE AMOUNT AND \$11,775 IN CONTINGENCY AUTHORITY) TO CONDUCT ASSESSMENTS AND TO PREPARE A 10-YEAR MAINTENANCE PLAN FOR 17 CITY FACILITIES; AND

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE AGREEMENT WHEN DEEMED NECESSARY IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$11,775; 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-8
(Out of Sequence)

CC - Adoption of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.200.015 - Zoning Map; Adopted to Facilitate the Development of a 3 to 4 Story Office Building (Known as The Brick and the Machine) with Ground Floor Retail and Restaurant at 9735 Washington Boulevard

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING ZONING CODE MAP AMENDMENT P2017-0021-ZCMA.

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Item C-9

CC - Approval of a Professional Services Agreement with Strategic Economics for the Preparation of an Economic Development Implementation Plan in an Amount Not-to-Exceed \$150,000

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH STRATEGIC ECONOMICS FOR PREPARATION OF AN ECONOMIC DEVELOPMENT IMPLEMENTATION PLAN IN AN AMOUNT NOT-TO-EXCEED \$150,000; AND,

2. AUTHORIZE STAFF TO NEGOTIATE THE FINAL TERMS OF THE AGREEMENT, PROVIDED THE FINAL CONTRACT PRICE DOES NOT INCREASE MORE THAN THE CITY MANAGER'S CONTRACT AUTHORITY; 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-10

SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2019 through June 30, 2020; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2019 through June 30, 2020; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency

THAT THE SUCCESSOR AGENCY BOARD:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2019 THROUGH JUNE 30, 2020; AND,

2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2019 THROUGH JUNE 30, 2020; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

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Item C-7
(Out of Sequence)

CC - (1) Approval of a Two-Year Professional Services Agreement with Hadronex, Inc. (DBA Smart Cover Systems) for the Monitoring and Repair of 48 Smart Cover Units in an Amount Not-to-Exceed \$125,547.24; and (2) Approval of a Related Budget Amendment (Requires Four- Fifths Vote)

Responding to Council Member Eriksson, staff agreed to provide clarification regarding funding to cover additional costs.

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

1. APPROVE A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH HADRONEX, INC. (DBA SMART COVER SYSTEMS) FOR THE MONITORING AND REPAIR OF 48 SMART COVER UNITS IN AN AMOUNT NOT-TO-EXCEED \$125,547.24; AND
2. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE); 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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Public Hearings

Item PH-1

CC - PUBLIC HEARING Adoption of a Resolution Ordering the Vacation of Air Rights over a Portion of La Cienega Boulevard, for the Purpose of a New Pedestrian Bridge for the Park to Playa Trail Project, Pursuant to Chapter 3, Part 3, Division 9 of the Streets and Highways Code

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICE.

Mate Gaspar, Engineering Services Manager, provided a summary of the material of record.

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

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Ken Mand questioned whether it was necessary to shut down La Cienega Boulevard for two weeks during construction, and he suggested that the City discuss the matter with the county.

Discussion ensued between staff and Council Members regarding agreement to look into the matter; logistics; and a suggestion to have the Culver City Police Department ensure that traffic is not diverted through Blair Hills.

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

Discussion ensued between staff and Council Members regarding the need for public outreach when the nature of the disruption is clear; support for the connection; proactively addressing issues generated by a potential closure; the Parks to Playa project; allowing people to not be car-dependent; important connections being made with the project; recreational opportunities; responsiveness and communication; creation of ADA compliant trails; improvements being made; the evolution of the City; appreciation to staff for their efforts to coordinate with the county; and the construction plan.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ORDERING THE VACATION OF AIR RIGHTS OVER A PORTION OF LA CIENEGA BOULEVARD, FOR THE PURPOSE OF A NEW PEDESTRIAN BRIDGE FOR THE PARK TO PLAYA TRAIL PROJECT, PURSUANT TO CHAPTER 3, PART 3, DIVISION 9 OF THE STREETS AND HIGHWAYS CODE.

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Item PH-2

CC - PUBLIC HEARING Adoption of a Resolution Ordering the Vacation of a Portion of the Alley Located Easterly of Colonial Avenue, Northerly of Washington Boulevard, Westerly of Centinela Avenue and Southerly of Washington Place, As Part of the Market Hall Project Located at 12403-12423 Washington Boulevard Pursuant to Division 9, Part 3, Chapter 3 of the Streets and Highway Code

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

Sammy Romo, Project/Construction Manager, provided a summary of the material of record.

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

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO VACATE A PORTION OF THE ALLEY LOCATED EASTERLY OF COLONIAL AVENUE, NORTHERLY OF WASHINGTON BOULEVARD, WESTERLY OF CENTINELA AVENUE AND SOUTHERLY OF WASHINGTON PLACE, AS PART OF THE MARKET HALL PROJECT LOCATED AT 12403-12423 WASHINGTON BOULEVARD PURSUANT TO DIVISION 9, PART 3, CHAPTER 3 OF THE STREETS AND HIGHWAY CODE.

Vice Mayor Sahli-Wells reported that Los Angeles County has a website for the Park to Playa project with maps for anyone interested in finding additional information.

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Action Items

Item A-1

CC - Approval of a Temporary Use Permit Issued to The Culver Studios for Expanded Construction Hours for the Project Located at 9336 Washington Boulevard

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

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Jim Suhr, Hackman Capital Partners, provided a presentation on the Culver Studios Innovation Plan; discussed construction management; the morning peak hour condition; the Temporary Use Permit (TUP); the request to allow dirt hauling trucks on the streets between 8 a.m. and 9 a.m.; the 10% reduction in the duration of dirt hauling activities; communication with the neighbors; addressing concerns; response rate; and successful resolution of issues.

Discussion ensued between Jim Suhr, staff and Council Members regarding the haul route; the projected reduction in the number of haul days; the increase from 209 to 219 trips per day; written correspondence and phone calls received in response to the request for the TUP; concerns with increased traffic during the rush hour period; length of time for the TUP; noise concerns; clarification that most of the demolition work and debris clearing has been done; the excavation process; vibration complaints; dust concerns; health related affects; concern with idling on Ince; concern with the large number of exemptions; the hauling policy; acknowledgement of efforts made by Culver Studios; concern with impacts to the immediate neighbors; the cumulative impact of multiple concurrent projects in the same area; the reason for the policy; ensuring that the benefits outweigh the impacts; residents directly affected by the route on Ince; impacts to drop off traffic at Linn Howe Elementary School; subjective math; and actual hauling hours.

Additional discussion ensued between project representatives, staff and Council Members regarding clarification that the extra hour allows for one additional hauling trip per day per truck; adding an extra hour to 150 days vs. 12 extra days of construction; weighing the benefits vs. the drawbacks; complaints received to date; the ability and process to revoke the permit; clarification that hauling has been completed for many of the projects currently in process; evaluating the overlay of haul routes with adjoining projects to minimize impacts; cumulative impacts; shortening the duration of the construction; and the confluence of construction.

Ken Mand discussed the specific haul route; administrative approval of an alternate haul route to allow the construction job to also use Washington and National; excluding the alternate haul route from the TUP; support for shortening the length of the project; and he indicated that one truck every six minutes crossing Ince up to Culver should not be a problem for residents.

Additional discussion ensued between Jim Suhr, staff and Council Members regarding clarification on changes to the haul route; the administrative nature of haul route decisions; and the initial haul route proposed.

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

1. APPROVE A TUP FOR THE CULVER STUDIOS TO ALLOW DIRT HAULING AND MATERIAL DELIVERIES/REMOVAL FROM 8:00 A.M. TO 9:00 A.M. ON WEEKDAYS FOR A SIX-MONTH DURATION AT 9336 WASHINGTON BOULEVARD BEGINNING THE EFFECTIVE DATE OF THE TUP SUBJECT TO THE CONDITIONS OF APPROVAL HEREIN AND FINDINGS SET FORTH IN THE STAFF REPORT; AND

2. AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO PREPARE AND ISSUE A TUP DECISION LETTER ON BEHALF OF THE CITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - (1) Receive an Update Pertaining to the Culver City Cultural Affairs Foundation; and (2) Provide Direction to Staff as Deemed Appropriate

This item was pulled from the agenda for consideration at a future meeting.

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Item A-3

Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.210.015, Table 2-2 and Section 17.400.095 as it Relates to the Standards and Requirements for Accessory Dwelling Units (P2018-0052-ZCA)

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

Discussion ensued between staff and Council Members regarding the change to clarify the staff interpretation of independent living and clarification of setback requirements; the sentiment and quantity of correspondence received; contested items; owner occupancy; Accessory Dwelling Units (ADUs) on hillsides; ADU size; the one-bedroom maximum; the affordability component; lot-size; diverse concerns raised in correspondence received; support for compliance with the spirit and intention of the state mandate; the desire for less restriction; procedures for moving forward; the need to bring the item back for first reading if significant changes are made; framing of the issue; the need to bring the item back within the housing discussion; the inability to guarantee affordability without a covenant; addressing demand by increasing the supply; creating other housing opportunities; the larger community conversation about affordability and ADUs; land value; having the item return to the City Council as an affordability issue as soon as possible; code amendments; ensuring that the community conversation takes place before considering any code amendments; the Short Term Rentals subcommittee; use of short term rentals to supplement income; the number of ADUs that may not contribute to affordability; incentivizing the use of ADUs for affordable housing stock; concern that the more ADUs are limited, the fewer ADUs will be available; creating a survey on how many ADUs are possible in the City; City responsibilities with state compliance; exercising a measure of control; minimum standards; neighborhood compatibility requirements; and the Single Family Design Study.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Diana Coronado, Building Industry Association, provided background on the organization; shared comments on the ADU ordinance; expressed opposition to the requirement that the property owner either live in the primary residence or in the ADU itself; concern with negative affects to ADUs as tools to address the affordability crisis; and she felt that concerns with potential negative affects to the quality of low density neighborhoods were unwarranted.

Ken Mand discussed the critical need to add to housing stock in the region; concern that not allowing ADUs on garages would prohibit building of ADUs on many properties; concern that the

five foot setback for the second story over garages would make projects cost prohibitive; concern with making things less private by creating a balcony space; requiring high windows to address privacy issues; and he asked that section k3 be struck as written.

Krystal Navar, Modative, felt the restriction that the property owner live on site would discourage the building of ADUs across all residential zones; discussed impacts of ADUs on neighborhood character; and concern that units would be used for short term rentals.

Dylan Gottlieb felt that the proposed restrictions would discourage the building of ADUs and benefit developers; discussed the need to increase affordable housing in the City; supply and demand; creating density to stymie growing rental costs; he wanted to see restrictions eased to match those of Los Angeles; and he asked that the City follow the state model.

Antonieta Villamil discussed ways to create a room of her own to write poetry in; her previous experience with code enforcement; short term rentals; alleviating the daily commute of the workforce of Los Angeles; consideration of pre-existing conditions; people who flip houses; land value; and she wanted to see the City encourage affordable housing.

Michelle Weiner discussed the 600 square foot restriction; establishing a ratio rather than a set number; creating a formula that matches the size of the lot; addressing Planning Commission concerns; the feeling that allowing people to follow the state law with ADUs would reduce mansionization; and whether any studies have been done regarding size of ADUs vs. affordability.

Disa Lindgren thanked staff and the City Council for their work on ADUs which she felt would increase the housing supply and help affordability, and she expressed support for flexibility in the process.

Jeff Cooper discussed massing on the property lines; shadowing and blockage of light; section k, number 3 and ADUs on garages abutting the property lines; he expressed concern with going against the hard work of the community; he did not want to see Culver City be like Los Angeles; he expressed support for the limitations; suggested that people considering ADUs were looking for a source of income and that the affordability

problem would not be solved; he discussed re-zoning on Venice Boulevard; increases to housing around Culver City; the community discussion on affordability; he encouraged the City to listen to the community; noted the need for a broader discussion; and he expressed concern with changing the integrity of the neighborhoods.

Kevin Lachoff expressed support for adopting the recommendations of staff and the Planning Commission and holding off on the recommendations for second story additions to garages; he suggested that most people who previously spoke regarding large homes, did not consider that the ADU topic would affect them with regard to size, scale, massing and setbacks; he discussed Neighborhood Design Guidelines; felt that the City would be acting prematurely to continue with section k3; asserted that building over a garage adjacent to the property line would be going against recent changes to rear yard setbacks; he indicated that residents had previously made known their feelings regarding size, massing and location; stated that new construction should be treated the same regardless of purpose; and he asked that section k3 be eliminated and that staff be directed to a larger discussion.

Mark Lipman clarified that his comments were his own; felt it essential to help existing homeowners to stay in the community, noting that new homes would maximize height and scale but house fewer people; he stated that ADUs create additional housing within the traditional architecture of the community; discussed incentives; he pointed out that \$500,000 was being spent per affordable unit in each development; discussed out of scale exemptions being given to make bigger buildings in the middle of town; he suggested smaller incentives to homeowners similar to what the county did; and he felt it imperative that the owner-occupied requirement be maintained to keep speculators and developers out of the neighborhoods.

Discussion ensued between staff and Council Members regarding compliance with state law; the previous mansionization debate; concerns with massing on the property line; the need for public outreach and comment before agreeing to a second story on garages; the comment from Diana Coronado that most lots are prepared for duplex or triplex use; clarification that R-1 lots do not have infrastructure in place to support additional units; the Single Family Home Guidelines study; inviting people into the discussion; changing the character of the community; concern with unintended consequences; the need for

additional study; clarification that the Planning Commission had accepted a recommendation from staff to rescind an existing right to put ADUs over garages due to resident feedback; previously vetted language regarding setback requirements; those concerned with banning ADUs above garages; evolution of the ordinance over the last year; the public process at the state level; the importance of passing the item to retain some control; defining affordable; the amount of public outreach to date; housing that is less likely to be expensive; enforcement issues with Airbnb; a suggestion to develop an accessory development manual to clarify the rules for residents; neighborhood specific, pre-approved ADU plans; development of an ADU financing program; consideration of minimum lot size, maximum square footage, number of bedrooms and owner occupancy; answering questions when the item is brought back for a fuller, deeper discussion; working to achieve balance; accelerating the process; proceeding on collateral issues with ADUs; work with John Kaliski Architects (JKA); creation of a form-based code; current code provisions; changing the metrics; mansionization guidelines; trading off the work scope; budget; timing; expanding the scope of work rather than having another RFP; the need to craft standards for R-2s; groundwork already done for R-1; the rapport between JKA and the community; and clarification on mandates from the state.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY VICE MAYOR SAHLI-WELLS THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2018-0052-ZCA AMENDING CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 - ZONING CODE SECTION 17.210.015, TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS AND SECTION 17.400.095, RESIDENTIAL USES - ACCESSORY DWELLING UNITS IN ORDER TO ALLOW ACCESSORY DWELLING UNITS IN COMPLIANCE WITH CURRENT STATE HOUSING LAW.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: ERIKSSON

Council Member Eriksson declared that he had voted in opposition to the motion due to the need for discussion before the 15 foot setback for second stories is set aside.

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Item A-4

CC - Review and Approval of the Culver City Arts District Business Improvement District Annual Work Plan and Budget; and (2) Adopt a Resolution of Intention to Conduct a Public Hearing on December 10, 2018 for the Consideration of the Levy of the Culver City Arts District Business Improvement District Assessment for 2019

Elaine Warner, Economic Development Project Manager, provided a summary of the material of record.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Mark Lipman declared support for businesses in Culver City; expressed concern with Business Improvement Districts (BIDs) noting that they were a precursor for gentrification; expressed concern with moving poorer people out of the community and richer people in; concern with artists being driven out of their area; and he felt that BIDs accelerate developer takeover.

Michael Russell, Board of Directors of the Culver City Arts BID, discussed work done to increase the quality of life in the BID; the annual report; the Art Walk N Roll Festival; the workplan for 2019; partnership with the City; replanting medians on Washington Boulevard; increasing connectivity to the Transit Oriented Development (TOD) area; grant opportunities; ways to improve the neighborhood; and BIDs as a way of doing more with less.

Discussion ensued between staff and Council Members regarding appreciation to the BID for their efforts; problems with collecting on the BIDs; the 78% return rate on the BID assessment; collection notices; the feasibility of using a collection agency; and the voluntary nature of the program.

Additional discussion ensued between Mr. Russell, staff and Council Members regarding increased outreach efforts; working to resolve issues; appreciation for the mobility festival; ideas expressed through TOD Visioning; ensuring that investments are well placed; whether it is premature to re-plant the medians; amortizing costs; the current Active Transportation grant; median configuration improvements; efforts to work with the community in addition to business owners; and partnering with the City to preserve the character of the neighborhood.

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

1(A). APPROVE THE CCAD BID ADVISORY BOARD'S 2019 ANNUAL REPORT AND WORK PLAN AS FILED WITH THE CITY CLERK; AND

2. ADOPT A RESOLUTION OF INTENTION SETTING DECEMBER 10, 2018, AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2019.

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Item A-5

CC - (1) Review and Approval of the Downtown Culver City Business Improvement District Advisory Board's Annual Work Program and Budget, and (2) Adoption of a Resolution Setting a Public Hearing on December 10, 2018 to Consider Levy of the Downtown Business Improvement District Assessment for 2019

Glenn Heald, Economic Development Project Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the BID borders.

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Discussion ensued between Sylvia Bianchi and Darrel Menthe of the Downtown BID, staff and Council Members regarding district boundaries; the downtown area; the process for expansion; and staff agreed to redraw the map to prevent further confusion.

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

1 (A) . APPROVE THE BID ADVISORY BOARD'S 2019 ANNUAL REPORT AS FILED WITH THE CITY CLERK; AND

2. ADOPT A RESOLUTION OF INTENT TO LEVY THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT FOR 2019 AND SETTING DECEMBER 10, 2018 AS THE DATE FOR THE REQUIRED PUBLIC HEARING.

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Item A-6

CC - 1) Introduction of an Ordinance, Amending Culver City Municipal Code (CCMC), Section 3.01.100 to Provide the City Council with the Authority, by Resolution, to Establish Regular City Council Meeting Dates; and 2) Discussion of Regular Meeting Dates of the City Council for the Calendar Year 2019 and Direction to the City Clerk as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding the ability of the City Council to add, change or cancel meetings; proposed changes to the meeting schedule in March; elimination of a summer meeting to accommodate summer travel; clarification that the schedule would return to the City Council for consideration on December 10; appreciation for efforts to align with the school calendar; ensuring that meetings are accessible for the largest number of community members; and alerting the community to schedule changes.

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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

1. INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE SECTION 3.01.100 TO PROVIDE THE CITY COUNCIL WITH THE AUTHORITY, BY RESOLUTION, TO ESTABLISH REGULAR CITY COUNCIL MEETING DATES; AND

2. DISCUSS THE REGULAR CITY COUNCIL MEETING DATES FOR 2019 AND PROVIDE DIRECTION TO THE CITY CLERK AS DEEMED APPROPRIATE.

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Item A-7

CC - Adoption of a Resolution Approving Salary Schedules for Police Safety Employees Effective July 1, 2018

Serena Wright-Black, Assistant City Manager, provided a summary of the material of record.

Mayor Small invited public comment.

No cards were received and no speakers came forward.

Mayor Small received clarification that the voters had spoken during the election and the City Council had no discretion on the matter.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING SALARY SCHEDULES FOR POLICE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2018.

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Public Comment - Items Not on the Agenda

Mayor Small 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

Council Member Fisch discussed agendizing a rule to disallow an ADU above the garage for someone who builds a new garage two feet from the property line in a neighborhood with a 15 foot rear setback.

Discussion ensued between staff and Council Members regarding preserving the status quo; clarification that the discussion would be a separate agenda item; coordination with state rules; direction to staff to investigate the issue; and incorporating the item in a discussion of design standards.

Vice Mayor Sahli-Wells announced that the Expo Construction Authority would be closed down on November 14.

MOVED BY MAYOR SMALL, SECONDED BY VICE MAYOR SAHLI- WELLS AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL ADJOURN IN MEMORY OF THOSE WHO HAVE FALLEN IN PITTSBURGH, THOUSAND OAKS AND THE CALIFORNIA FIRES.

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Adjournment

There being no further business, at 11:27 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of those who have fallen in Pittsburgh, Thousand Oaks, and in the fires in California, to November 27, 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

THOMAS SMALL

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