

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

REGULAR MEETING OF THE  
CITY COUNCIL, CULVER CITY  
HOUSING AUTHORITY BOARD,  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD  
CULVER CITY, CALIFORNIA

February 11, 2019  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Small called the regular meeting of the City Council, the Culver City Housing Authority Board, and the Successor Agency to the Redevelopment Agency Board to order at 7:07 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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**Invocation/Pledge of Allegiance**

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

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

Council Member Lee reported attending the opening of the new exhibit at the Wende Museum *Upside-Down Propaganda: The Art of North Korean Defector Sun Mu*, and he announced an event he is organizing for Black History Month on February 23 at the Mayme Clayton Library celebrating African American leadership in Culver City.

Council Member Eriksson reported that he would provide a written report on the Independent Cities Association meeting he recently attended.

Council Member Fisch announced a special City Council meeting on February 12 to discuss short-term rentals, and the Household Hazardous Waste Drop Off on February 23 at the Wende Museum parking lot.

Vice Mayor Sahli-Wells reported on the press conference held at City Hall to celebrate Culver City becoming a 100% renewable energy City; discussed available choices and process; the Clean Power Alliance's 100% renewable energy program; she noted that additional information is available on the City website or at [cleanpoweralliance.org](http://cleanpoweralliance.org); observed that Culver City is 26 years ahead of the state's goals; and she reported that she would be going to Oakland for the My Brother's Keeper Conference.

Mayor Small announced the Mayor's Panel as part of the Westside Urban Forum on February 15 and he discussed prosperity fueled by the tech industry and inclusive growth.

John Nachbar, City Manager, announced the hiring of the new Chief Financial Officer, Onyx Jones.

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**Presentation**

Item P-1

**Presentation of the 2019-2024 Fire Department Strategic Plan**

Dave White, Fire Chief, provided a presentation on the 2019-2024 Fire Department Strategic Plan; discussed community-driven strategic planning; the Center for Public Safety

Excellence; prioritization of services; top concerns; feedback received; development of strategic initiatives, goals, objectives and critical tasks; and support for the City's Strategic Plan.

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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:

Dr. Janet Hoult read a poem in appreciation of the Culver City Fire Department.

Dave Dettore discussed Accessory Dwelling Units (ADUs); Studio Estates; the RZ overlay on R1 lots; he noted that ADUs were not allowed in his area and asked if the issue could be examined with consideration of an amendment; discussed covenants and agreements; affordable housing; and he noted that there was no longer a Homeowners Association in his area.

Council Member Fisch felt that issue was an oversight and he received Council consensus to place the issue on a future agenda.

Sonya Karroum, Uruapan Committee Chair, Culver City Sister City Committee, announced the celebration of the 55<sup>th</sup> Anniversary of Twinning with Uruapan; reported the naming of a street in Uruapan for Culver City; she discussed the donation of a fire truck and two ambulances to Uruapan; and she noted that an invitation would be coming soon for a Culver City delegation to visit Uruapan in April.

Shelby Hanson reported completion of her Girl Scout Gold Award project which was a Gun Buyback that she held in the Wende Museum parking lot; she thanked the Mayor and City Council, the Police Department and Albert Vera for their help; and she discussed attendance, buyback numbers, the process, volunteers, signage, and publicity.

Police Lieutenant Brown discussed destruction of the guns at Commercial Metals in Rancho Cucamonga, and reuse of the metal for rebar.

Mayor Small congratulated everyone involved and thanked Albert Vera.

Albert Vera discussed the process; the number of guns taken off the street; he thanked everyone who worked to make a successful event; and he hoped to do another gun buyback soon.

Nahtahna Cabanes, LA Works, provided background on the agency; asked the City Council to agendize consideration of their request for sponsorship of LA Works Day in Veterans Park on June 15; and she noted that they would be doing service projects to address income inequality.

The City Council achieved consensus to agendize a discussion of the sponsorship request by LA Works.

Council Member Lee reported being associated with LA Works for 20 years and he indicated meeting with Ms. Cabanes and the Assistant City Manager regarding collaboration with the City.

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#### **Receipt and Filing of Correspondence**

Jeremy Green, City Clerk, reported that three pieces of correspondence had been received, one each for Items PH-1, PH-2 A-2.

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

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#### **Order of the Agenda**

Mayor Small reported that Item A-2 would be brought forward on the agenda to be heard in front of the Public Hearing items.

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#### **Consent Calendar**

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-7, AND C-9.

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 JANUARY 19, 2019 TO FEBRUARY 1, 2019.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Special City Council Meeting on January 24, 2019 and the Regular City Council Meeting on January 28, 2019**

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING ON JANUARY 24, 2019 AND THE REGULAR CITY COUNCIL MEETING ON JANUARY 28, 2019.

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Item C-3

**CC - Approval of an Agreement with Express Energy Services, Inc. in an Amount Not-to-Exceed \$170,000 for the City Hall Parking Lighting Upgrade Project**

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH EXPRESS ENERGY SERVICES IN AN AMOUNT NOT-TO-EXCEED \$170,000 TO REPLACE THE LIGHTING FIXTURES IN CITY HALL'S STAIRWELLS AND PARKING LEVELS; 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 - (1) Approval of a Five-Year Agreement with Image Property Services to Provide Citywide Janitorial Services at City Facilities in the Amounts of \$811,450 (Year 1); \$862,273 (Year 2); \$896,083 (Year 3); \$903,950 (Year 4); and \$928,405 (Year 5); and Event Service Workers as Needed at the Hourly Rates of \$21.00 (Year 1); \$24.07 (Year 2); \$25.60 (Year 3); \$25.87 (Year 4); and \$26.63 (Year 5); and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH IMAGE PROPERTY SERVICES (IMAGE) TO PROVIDE CITYWIDE JANITORIAL SERVICES AT CITY FACILITIES IN THE AMOUNTS OF \$811,450 (YEAR 1); \$862,273 (YEAR 2); \$896,083 (YEAR 3); \$903,950 (YEAR 4); AND \$928,405 (YEAR 5); AND EVENT SERVICE WORKERS AS NEEDED AT THE HOURLY RATES OF \$21.00 (YEAR 1); \$24.07 (YEAR 2); \$25.60 (YEAR 3); \$25.87 (YEAR 4); AND \$26.63 (YEAR 5); AND (2) APPROVE THE NECESSARY BUDGET AMENDMENT TO COVER THE ADDITIONAL COST NEEDED FOR SUCH SERVICES; AND
2. APPROVAL OF A RELATED BUDGET AMENDMENT IN THE AMOUNT OF \$45,000 FROM THE GENERAL FUND UNAPPROPRIATED RESERVE (REQUIRES A FOUR-FIFTHS VOTE); 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-5

**CC - Approval of Renaming the Standing City Council Subcommittee Currently Named "Traffic and Parking Subcommittee" to "Mobility, Traffic, and Parking Subcommittee"**

THAT THE CITY COUNCIL: APPROVE THE RENAMING OF THE STANDING CITY COUNCIL SUBCOMMITTEE CURRENTLY NAMED "TRAFFIC AND PARKING SUBCOMMITTEE" TO "MOBILITY, TRAFFIC, AND PARKING SUBCOMMITTEE".

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Item C-6

**CC - Adoption of an Ordinance Amending Culver City Municipal Code Chapter 11.04, "Alarm Systems," to Clarify the Provisions Related to Local Alarms Which are not Monitored by a Remote Monitoring Facility**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 11.04 "ALARM SYSTEMS" TO CLARIFY THE PROVISIONS RELATED TO LOCAL ALARMS WHICH ARE NOT MONITORED BY A REMOTE MONITORING FACILITY.

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Item C-7

**Adoption of an Ordinance Approving Zoning Code Amendment P2018-0223-ZCA, Amending Culver City Municipal Code (CCMC) Title 17 - Zoning (Zoning Code) Chapter 17.260 - Overlay Zones, Creating the Culver Crest/Hillsides Overlay (-CC) and Establishing Development Standards for Hillside Neighborhoods**

THAT THE CITY COUNCIL: ADOPT THE PROPOSED ORDINANCE, APPROVING ZONING CODE TEXT AMENDMENT P2018-0223- ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17 - ZONING (ZONING CODE), CHAPTER 17.260 - OVERLAY ZONES, CREATING THE CULVER CREST/HILLSIDES OVERLAY ZONE (-CC) AND ESTABLISHING DEVELOPMENT STANDARDS FOR HILLSIDE NEIGHBORHOODS.

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Item C-9  
(Out of Sequence)

**CC - Adoption of an Ordinance Adding a New Subchapter, 15.02.1300, Et Seq., "Hillside Grading Requirements and Permitting," to Chapter 15.02, Buildings, Structures and Equipment, of the Culver City Municipal Code**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE ADDING NEW SUBCHAPTER 15.02.1300, ET SEQ., "HILLSIDE GRADING REQUIREMENTS AND PERMITTING" TO CHAPTER 15.02, BUILDINGS, STRUCTURES AND EQUIPMENT, OF THE CULVER CITY MUNICIPAL CODE (CCMC).

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Item C-8  
(Out of Sequence)

**CC - (1) Acceptance of Metro Open Streets Cycle 3 Grant Award for the CicLAvia Event On March 3, 2019; (2) Approval of a Request from CicLAvia Event Producers for City Sponsorship in the Amount of \$25,000 and Designate the Event as City-Sponsored; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendment for the Cost of Sponsorship; and (4) Adoption of a Resolution Approving Temporary Street Closures for the Event**

Vice Mayor Sahli-Wells provided background on Ciclaviva; discussed the upcoming event; reported that all types of motorized vehicles were prohibited at the event; discussed the 90<sup>th</sup> anniversary of Culver City Bus; she noted that the event is 90% grant funded; and she indicated that more information was available at ciclaviva.org.

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

1. ACCEPT THE METRO OPEN STREETS GRANT PROGRAM AWARD FOR THE CICLAVIA EVENT "CICLAVIA: CULVER CITY MEETS MAR VISTA + PALMS" ON MARCH 3, 2019; AND
2. APPROVE THE REQUEST FROM THE PRODUCERS OF CICLAVIA FOR CITY SPONSORSHIP OF THE EVENT IN THE AMOUNT OF \$25,000 AND DESIGNATE THE EVENT AS CITY-SPONSORED; AND
3. APPROVE A RELATED BUDGET AMENDMENT FOR THE COST OF CITY SPONSORSHIP (BUDGET AMENDMENT REQUIRES A 4/5THS VOTE);
4. ADOPT A RESOLUTION APPROVING THE TEMPORARY CLOSING OF PORTIONS OF WASHINGTON BOULEVARD/CULVER BOULEVARD AND CENTINELA AVENUE IN CONNECTION WITH THE CICLAVIA CULVER CITY 2019 EVENT; AND
5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS RELATED TO THE EVENT; AND
6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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The following item was considered out of sequence:



Item A-2  
(Out of Sequence)

**CC - (1) Approval of the City of Culver City Coyote (Canis latrans) Study and Management Program Proposed by Dr. Eric G. Strauss, PhD from the LMU/LA Center for Urban Resilience; (2) Authorize the Culver City Police Department to Implement the Program; (3) Approval of a Three-Year Agreement with Loyola Marymount University Center for Urban Resilience (CURES) for the Implementation of the Culver City Coyote (Canis latrans) Study & Management Program in an Amount Not-to-Exceed \$211,000.00; and (4) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment**

Lieutenant Leon Lopez, Culver City Police Department, provided a summary of the material of record and introduced Dr. Eric Strauss to present his plan to augment the City's Coyote Study and Management Program.

Dr. Eric Strauss, Loyola Marymount University Los Angeles Center for Urban Resilience, provided background on himself, the Center, and the project team; presented his proposal to integrate site-specific biophysical animal data and educational outreach; discussed integrating human and wildlife behavior; philosophy and ecology associated with managing animals in the urban context; he thanked those who funded the program and introduced staff associated with the project; discussed best practices; tools to address the situation; urban ecological communities; changes to species composition; impacts of human activities on wildlife; the complicated nature of the landscape; trophic control; local extinction; changes in the spatial and temporal scale; animal adaptations; coyote diet; the relationship between coyotes and cats; cities that manage coyote populations properly; affects to bird and insect populations; properly managing mesopredators; wildlife research; understanding movement patterns; conducting a stakeholder assessment; surveys to better understand interventions favored by the community; previous experience studying predation; The Los Angeles Stewardship and Assessment Program; social network analysis; coyote activity patterns; issues related with removal; territorial boundaries; travel corridors; competition for resources; the proposed timeline for the study; community involvement; increased population; previous control for coyotes that no longer exists; disagreements on the complicated solution; measuring outcomes; and making the best decision for rational management.

Discussion ensued between Dr. Strauss, staff and Council Members regarding boundaries; managing territory; issues with relocation; euthanasia; program design; peak periods of activity; taking a long-term approach while addressing short term, immediate needs; data from Long Beach; startup time; deliverables to the Police Department; communication; and pinpointing where to apply resource management.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Geli Harris discussed her report that over 50 cats had been killed in a three-month period in a half square mile area; the response she received that residents would have to learn to coexist with the coyotes; removal of the food source; she questioned the purpose of the study; asked about practical solutions; expressed concern with the amount of money spent and suggested other uses for the funds; she reported that research and documentation had already been conducted for free; she indicated willingness to help with educational awareness; and she asked for a concrete answer on what would be accomplished before the contract is approved.

Susan Tillerson reported speaking about the issue and providing research last summer; expressed disappointment with a lack of transparency and not being invited to participate; questioned the cats collared in the field study; asked about the data collected and what would change; discussed accountability; the increasing coyote population; and she noted that there were many more questions to be answered than tracking coyotes and identifying their territory.

Linda Lockhard thanked the City for devoting resources to the important issue; questioned why more proposals were not submitted; discussed statements made by Dr. Strauss to the Culver City Police Department (CCPD) implying that cats and coyotes do not interact; identification of victims by Corolla Fleeger; scat analysis vs. stomach analysis; evidence that cats are the favored mammalian prey after rabbits; Dr. Quinn's belief that cats should not be free-roaming as they are on the menu of coyotes; support for the need for intelligence and studies; the invasion of coyotes coming in April; the study on the efficiency of hazing; inaccuracies with scat analysis; and willingness of Dr. Quinn to do the work.

Jo Stone took issue with statements made by Dr. Strauss that cats change their behavior when coyotes are present; she discussed the number of cats killed; expressed concern that the City would hire someone who has a bias against the belief that coyotes kill cats; felt the City should have received multiple proposals and residents should have input into the process; expressed concern with a non-objective study; discussed the statement that once a coyote finds a food source they will come back; concern with coyotes attacking small dogs or humans getting bitten; and she asked for prevention, not research.

Linda Lockhard asked that the City take preventative measures.

Lila Swenson discussed the loss of her cats; expressed support for a study to support a management plan; recognition that some coyotes may have to be killed; support for additional information on coyote locations and feeding stations; the feeling that the study should have been done before there was a coyote management plan in place; established information that a coyote issue exists; consistency with Long Beach; scope of the study; the USC study of the Torrance Management Plan; she suggested focusing on the plan which she offered to provide to the City Council; discussed enhancing coyote education and outreach efforts; enforcing wildlife feeding consequences; joining in regional coordination and tracking studies; coordination with the LA Urban Coyote Project; hiring a civilian program manager or a second Animal Control Officer; she suggested honing down the scope of the study to what is specifically needed as she felt a scat study was not necessary; she expressed concern that the item was not put out to bid; and she expressed support for non-lethal ways to deal with the situation.

Rich Kissel expressed opposition to the study as he felt it was not solution based; concern with the lack of competitive bids; he did not think the study would tell them anything they did not already know; he felt the solution was not that complicated and the best course of action would be to remove the coyotes; and he felt that other options should be explored.

Paul Ehrlich discussed financial challenges faced by the City; questioned the genuine benefit of the study and what services would be sacrificed to fund it; and he felt that information

shared by Dr. Strauss from his previous studies did not have anything to do with the coyote situation in Culver City.

Jeremy Green, City Clerk, read written comments submitted by:

Steve Sheftel

Discussion ensued between Council Members regarding figuring out the best science to solve the issue and using the information received to inform the coyote management process and program.

Dr. Eric Strauss expressed appreciation for resident concerns; discussed options available; feeding stations for cats; inexpensive examination of scat; and effectiveness of sampling the contents of a coyote's stomach.

Discussion ensued between Dr. Strauss, staff and Council Members regarding ensuring that the scat examined belongs to coyotes; the focus on developing an action plan; applied intervention; tools; collaborative efforts; consistent comments regarding removal; effectiveness; reducing negative impacts; specific metrics to improve; understanding that removal of coyotes often results in the attraction of additional coyotes; complexity of the issue; the intent to manage the coyotes and reduce problems, not to simply study them; radio transmitters on cats; changed behavior of cats when they encounter coyotes; measuring risk in the community; community based data obtained from tracking cats; coyote removal as a management tool; ensuring that the coyotes removed are the ones causing the problem; density of the coyote population in urban areas; the number of coyotes removed each year; wildlife interventions in different areas; bilateral impact of an aggressive intervention; difficulty managing implications in urban areas; interventions to use for the most successful scenario; acceptance of universal precautions related to appropriate management of predators; making sure that no one is putting out resources that coyotes find useful; people who feed outdoor cat communities; universal intervention around resource management; training with respect to hazing; risks when coyotes are encountered; increased risk profiles in certain areas; Vector Control; de-escalated interventions; and not requiring time consuming interventions in areas that are not high risk areas.

Vice Mayor Sahli-Wells discussed the importance of community dialogue; expressed appreciation for the long-term science-

based approach; discussed additional opportunity for public input; and procedures for public speaking.

Dr. Eric Strauss indicated that he was willing to conduct a pre-proposal workshop to hone the proposal with the community and make it more effective; he reported success with other communities; and he discussed funding.

Mayor Small invited public input to discuss unanswered questions.

Jo Stone expressed concern that Dr. Strauss was biased against trapping; discussed his assertion that other coyotes would move in with eradication; effectiveness in other cities; and she noted other researchers with a different viewpoint.

Responding to an inquiry from Linda Lockhard, Dr. Strauss discussed removal of animals that may not be causing the issue and unknown factors with new coyotes that replace them; the complicated nature of the decision to remove coyotes; and different results with different communities due to different factors.

Discussion ensued between Lila Swenson and Dr. Strauss regarding tracking methods; different ways to gather data; costs; and community involvement.

Further discussion ensued between Dr. Strauss, staff and Council Members regarding reasons that the project did not go out to bid; addressing the issue as quickly as possible; differences between this project and others in the City; utilizing the most engaged scientist available; bids for professional services; City Council authority; support for Dr. Quinn; proximity; the focus on protecting people's pets; clarification that if coyote eradication is needed, it will be determined scientifically with supporting data and evidence; the importance of a thoughtful approach; long-term solutions to a long-term problem; the importance of dialogue and communication; support for giving the management program a chance; education; managing the situation better than last time; giving Animal Control and the Police Department a chance; the need for a regional effort; costs; unfunded budget requests from CCPD; actionable items; putting money into outreach and education; including the item in the budget process to be compared to other demands; efforts to get a site specific scientific analysis of the situation; educating the coyote population and culling the coyotes that do not

understand; the non-political nature of the Coyote Management Plan; restoring public trust; having a point person to work with the community; expertise to develop a difficult process; concern with comparing the CCPD budget to all other services; changing the environment and ecosystem; allaying public fears; collaborators; making an impact over time; moving forward quickly; coyote season; the emotional nature of the issue; amount of CCPD resources put into coyote management rather than into other safety issues; the quality of life issue; taking an approach that gets to the root of the complicated issue rather than just treating the symptoms; agreement that notification was inadequate for the meeting and efforts to do a better job in the future; the importance of taking a regional approach; leveraging resources; and support for conducting a pre-proposal workshop.

Dr. Eric Strauss indicated willingness to do another public presentation; discussed community engagement; the importance of engagement for a successful outcome; involvement of all stakeholders; setting up an effective system where removal does not have to happen very often; expense; creating a shift in the human and animal culture; and involvement with active management that everyone is a stakeholder in.

Additional discussion ensued between staff and Council Members regarding approval of year one to get started; allowing additional time for community involvement; concern with beginning the process without a contract; the termination clause; support for approval of the entire contract to take a holistic approach and a long-term view; and the inability to find a quick fix.

Vice Mayor Sahli-Wells moved to support the staff recommendation with the understanding that Dr. Strauss would coordinate a community meeting as soon as possible including resident input incorporated moving forward.

Additional discussion ensued between staff and Council Members regarding the desire of the community for action; comparing what is being spent with other items that need to be funded; the importance of not making decisions emotionally in response to resident desires; support for refining the proposal in a workshop and starting as soon as possible; and concern with slowing down or deconstructing the process.

Dr. Eric Strauss discussed state regulations that prohibit trapping coyotes during the breeding season; the short amount

of time left to potentially trap and place tracking devices on coyotes before breeding season; the federal shutdown; setting up remote observation systems; working with the community to sharpen and focus the path forward; the iterative process; and eagerness to make sure the work satisfies the City Council and has the confidence of the community.

Further discussion ensued between Dr. Strauss, staff and Council Members regarding allowing the Police Department to focus more on other items, and moving forward with team engagement of the community.

Council Member Eriksson moved to table the item until a community meeting could be held with Dr. Strauss.

Additional discussion ensued between Dr. Strauss, staff and Council Members regarding procedures; engaging in an agreement in phases with Dr. Strauss and LMU; the need for a general concept of the scope of services with a commitment that Dr. Strauss will revise according to City Council direction; engaging LMU staff to figure out the details with an Intent to Apply; the need for additional engagement with the community; moving forward as quickly as possible; whether the City Council would want to see the item again or have the City Manager execute the document; ensuring that the entire community is engaged and part of the process; the importance of community feedback; and the need for interest expressed by the City to enable LMU to move forward.

Further discussion ensued between staff and Council Members regarding allowing the community a chance to voice objections or to create a program that everyone wants; the out clause; ratification of the final scope of services; and clarification on what the City Council would be approving.

Vice Mayor Sahli-Wells indicated that her motion is to bring the item back approving the intent and the three year program is to return to the City Council after further community input, refinement and additional detail, with any budget adjustments considered at that time.

Council Member Eriksson received clarification that the intent is to enter into an agreement but the City Council is not committed until a document is signed, and the document has not been provided yet as it has not been completed.

Council Member Lee indicated that he was agreeable to seconding the motion with the addition of section 5, bringing the item back for ratification of the final scope of services.

Vice Mayor Sahli-Wells noted that approving a not-to-exceed amount was acceptable but she suggested that the budget amendment could wait until the project is finalized.

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

1. APPROVE THE CITY OF CULVER CITY COYOTE (CANIS LATRANS) STUDY AND MANAGEMENT PROGRAM PROPOSED BY DR. ERIC G. STRAUSS, PHD FROM THE LMU/LA CENTER FOR URBAN RESILIENCE; AND,
2. AUTHORIZE THE CULVER CITY POLICE DEPARTMENT TO IMPLEMENT THE PROGRAM; AND,
3. APPROVE A THREE-YEAR AGREEMENT WITH LOYOLA MARYMOUNT UNIVERSITY CENTER FOR URBAN RESILIENCE (CURES) FOR THE IMPLEMENTATION OF THE CULVER CITY COYOTE (NANIS LATRANS) STUDY & MANAGEMENT PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$211,000.00; AND,
4. BRING THE ITEM BACK TO RATIFY THE FINAL SCOPE OF SERVICES AND APPROVE THE AMENDMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor Small thanked everyone for their input noting that there would be a community meeting to take input and work out the program together.

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## **Public Hearings**

Item PH-1

**CC - PUBLIC HEARING: Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Chapter 17.320 - Off-Street Parking and Loading, as it Relates to the Standards and Requirements for Electric Vehicle Parking, Compact Parking, and Reduced Parking (Zoning Code Text Amendment, P2018-0186-ZCA)**



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

Gabriela Silva, Planning Department, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding clarification that the charging stations are for EV vehicles, not hybrid vehicles; evolution of the parking code; responsiveness to changes; reductions to backup space for drive aisles and the size of car stalls; the number of parking spaces allocated for compact cars; administrative modifications to parking stalls up to 10%; unused parking facilities; spillover parking into the neighborhoods; different standards in each community; concern that Culver City is the outlier in requiring more restrictive parking requirements; the percentage of EV ready spots; erring on the side of having too many resources; concern with creating a negative impact in the surrounding area if there is less overall parking supply for the facility; the requirement for a connection to mobility and parking for fee usage; application of in lieu parking in connection with transit facilities; other transit infrastructure; reduced parking and in lieu fees; efficiency of adding EV structure during construction; minimum requirements; the ability to increase the number of EV stalls; type of chargers required; prevailing trends; requiring Level 2 chargers for commercial developments; effective usage; the City Hall EV chargers; whether all vehicles work with Level 2 chargers; cost implications; the study done by UCLA and the Southern California Association of Governments (SCAG); local information available; a suggestion to keep the hearing open and continue the discussion; EV access in multi-unit dwellings; agreement with the goals but uncertainty about the final numbers; staff agreed to conduct further research; development currently taking place in the City; Planning Commission consideration of the issue; the conservative direction of the Planning Commission; providing faster charging; shared spaces; researching the actions of other cities; cars that cannot use Level 2 chargers; changing technology; anecdotal evidence; narrow stall width; unintended consequences; hybrid and electric SUVs; car sizes; trends; stack parking; right-sizing parking; and consensus that the item return for further consideration.

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

Jeremy Green, City Clerk, read written comments submitted by:

David Metzler

Additional discussion ensued between staff and Council Members regarding the preference to see non-combustion engines used; aggressive EV standards for West Hollywood; alignment with environmental goals; incentivizing use of EV vehicles; support for following the West Hollywood model; appreciation for the research done so far; communication with West Hollywood to get more information; support for smaller parking stalls; quantity of EV ready for multiple family residential; clarification regarding the percentage of EV spaces allotted for guest parking; ease of making spaces EV ready vs. actually retrofitting the spaces; achieving emission reduction goals; recommendations in the Luskin Study; mobility measures; the narrow, code-focused item; potential affects of EV requirements on rents; parking maximums; pricing policies; the Visioning Study; staff time and effort to prepare items; evolving codes; decoupling parking from the units; eliminating considerations that come after City Council discretion to ease parking mandates; removing the need to make findings; adding flexibility on a project by project basis to ease parking where appropriate; the ability to delete additional findings added to the code in section 17.320.025a; original intent; continuing the matter to a date certain; and clarification that broadening the item with additional issues to be considered would require re-noticing.

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

Further discussion ensued between staff and Council Members regarding agreement to re-notice the item.

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Council Member Eriksson expressed concern with losing transparency when the meeting goes too late in the evening and he encouraged examination of the agenda to see which items could be deferred.

Discussion ensued between staff and Council Members regarding clarification that state law regarding street vendors has gone into effect and the City is continuing to operate without regulations; City compliance with state law; and clarification that postponing Item A-3 would not result in a loss of rights for the City.

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Item PH-2

**CC - PUBLIC HEARING: Adoption of a Resolution Approving an Exception to Culver City Municipal Code Subdivision Design Standard Requiring Lot Frontage Along a Dedicated Public Street as Part of a Planning Commission Approved Tentative Parcel Map that Allows the Development of a 2-Unit Townhome Style Subdivision at 4225 La Salle Avenue in the Two-Family Residential (R2) Zone**

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE.

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding whether subdivision of the lot is being discussed; the intent for the City Council to make a decision regarding the proposed land division; the Planning Commission recommendation; City Council jurisdiction; and allowing the R2 lot to share a driveway.

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

Mayor Small invited public input.

The following members of the audience addressed the City Council:

Jane Brockman discussed the original project proposal; concern that the subdivision would allow the sale of two separate units as single-family homes; the allowance of a similar subdivision on Duquesne; differences between the areas;

purchasing a lot appropriate for the project; concern that allowing the subdivision would set a precedent; profit potential; buying a duplex or condominium; concern that the neighborhood would end up looking like Playa Vista; the boxy architectural design; loss of air and light; she noted that the increased density would not increase the availability of affordable units; and she urged the City Council not to grant the subdivision.

Ken Mand discussed larger concerns for the City; setting or maintaining precedent with the proposed project; the proposed work plan for the Community Development Department; condo projects for the next fiscal year; he observed that the project would max out the allowable square footage based on Floor Area Ratio (FAR); discussed allowable height; the two, two-car attached garages that do not count toward the FAR; adding to housing stock; affordability challenges; the prohibition of additional dwelling units in Condition 98; alternative dwelling units; and authorizing Community Development review of the project as part of the future mansionization analysis of R2 units.

Jeremy Green, City Clerk, read comments submitted by:

Donna LeBlanc  
Steve Sheftel

Discussion ensued between staff and Council Members regarding prevailing conditions and existing density in the neighborhood; proposed lot coverage; side setbacks; driveway configuration; project height; creation of a different type of housing that is less than a single family home; clarification that the project is not considered affordable housing; additional density; encouraging redevelopment of parcels; meeting Regional Housing Needs Assessment (RHNA) numbers; small lot subdivisions as an option worth pursuing; expected completion of the General Plan Update; the Land Use Element; clarification that the project would not be greater coverage than is allowed by one dwelling; and whether the project promotes turnover or neighborhood instability.

Discussion ensued between Lanie Herrera, applicant representative and Council Members regarding the design intention; clarification that no changes were made from the two-unit condo map to the two-unit small lot subdivision; desirability of a homeownership opportunity vs. a condo division; creating more value; the current R2 condition in the

area; the existing zone; and clarification that the small lot subdivision is an exception as there is no current mechanism for these types of projects.

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

Discussion ensued between staff and Council Members regarding concerns with setting a precedent; creating an ownership opportunity that did not exist before at a lower price point; the difference between building housing and building business opportunities; concern with meeting RHNA numbers, being sued and then forced to make housing choices; differences and impacts as currently designed vs. as a condo development; the process; two, two-car garages as the opposite of discouraging car uses; complexities regarding de-stabilizing the community; differences between what the owner could build by-right vs. the proposed project; differences between two separate owners vs. two separate families; providing relatively affordable home ownership opportunities; the refusal of the previous City Council to look at mansionization regulations for R2 and the need to move forward with a study; impacts of mansionization to R2 residents; research and community input for R1; and the separate issue of mansionization and lot subdivision.

MOVED BY COUNCIL MEMBER ERIKSSON SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING AN EXCEPTION TO A SUBDIVISION DESIGN STANDARD (CCMC SECTION 15.10.700.C) REQUIRING LOT FRONTAGE ALONG A DEDICATED PUBLIC STREET OR ACCESS TO A DEDICATED PUBLIC STREET WITH THE "STEM" OF A "FLAG LOT" IN ORDER TO ALLOW CONSTRUCTION OF A 2-UNIT TOWNHOME STYLE SUBDIVISION AT 4225 LA SALLE AVENUE IN THE TWO FAMILY RESIDENTIAL R2 ZONE.

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#### **Action Items**

##### Item A-1

**(1) Receipt of an Update Pertaining to the Culver City Cultural Affairs Foundation; (2) Consideration of a Recommendation to Terminate the Memorandum of Understanding (MOU); (3) Direction to the City Manager Regarding the**

**Outstanding Loan; and (4) Other Direction to the City Manager as Deemed Appropriate**

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

Mayor Small received clarification regarding status of the loan.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Jeannine Wisnosky Stehlin, Cultural Affairs Commission Chair, provided background on herself; discussed separation of the Cultural Affairs Foundation from the City; Commission liaison members who were not part of the discussion; conflict of interest concerns; providing a chance to work through MOU issues; and whether the City Council would fund the Performing Arts Grants Program, the Artists Laureate Program and updating Veterans Memorial Building if the MOU is discontinued and the Foundation chooses not to fund them.

Discussion ensued between staff and Council Members regarding updating and improving the MOU; terminating the MOU and entering into a more structured arrangement; why separation is the chosen recommendation; clarification that the Cultural Affairs Foundation is already completely separate from the City; the desire by the Cultural Affairs Foundation for sole discretion on who money is received from and how money is used; understanding the utility of the MOU; communication with the Cultural Affairs Foundation before the relationship is severed; and including the Cultural Affairs Commission in the process.

Jim Clarke, Vice Chair of the Cultural Affairs Foundation, reported that the number one priority of the Board is to fund Culver City projects; he indicated that the Foundation would honor Culver City policy in terms of who funding is accepted from for City projects; discussed effective fundraising; a major fundraising event in June; and commitment to support the Artist Laureate program.

Discussion ensued between Mr. Clarke, staff and Council Members regarding the independent nature of the organization; fundraising; whether an agreement is necessary; commitment of

the Foundation; concern with the lack of Liaison Committee involvement; enforcement of the MOU; agreement on common goals; a suggestion to take time to make sure everyone is heard; the feeling that communication is key; groundwork of the Commission; other organizations the City has an MOU with; helping the Foundation to be less mired in bureaucracy; using the Education Foundation as a model; a suggestion that the Mayor and staff take part in discussions; opening up communication between the Liaison Committee and the Foundation; previous meetings where both parties agreed to the staff recommendation; lack of involvement with the Commission; the fact that the Commission is not in a position to negotiate an agreement; expanding communication so that the Liaison Committee knows what is going on; and agreement that the Liaison Committee meet with the Foundation Board and report back to the Cultural Affairs Commission for consideration of a recommendation to the City Council.

Responding to Mayor Small, Jeannine Wisnosky Stehlin indicated that she would welcome the opportunity to have a conversation with the Foundation Board; she noted that the Liaison Committee was tasked with communicating about the work plan and it was not clear whether they were permitted to attend Foundation meetings as they are not Board Members; she noted the need for official direction on how they should communicate; and she felt that MOU issues could be the result of misunderstandings.

Jim Clarke indicated that the Foundation would welcome additional communication; he noted that the agenda, minutes and financial reports for each meeting had been sent to the Liaison Committee and they have been encouraged to attend meetings; he asserted that the issue of communication is between the City and the Commission; he discussed the role of the organization; the independent Board of the Education Foundation; and the belief of the Foundation that Cultural Affairs in Culver City is more than just City projects.

Additional discussion ensued between staff and Council Members regarding clarification that the Education Foundation gives their funding exclusively to the Culver City Unified School District; broadening the scope of the Liaison Committee; procedures; consideration of the matter by the Cultural Affairs Commission; and clarification that the Liaison Committee can meet to gather information and then meet with staff to formulate options for the full Commission to consider for formulation of a recommendation to the City Council.

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Item A-3

**CC - (1) Discussion of New State of California Regulations Governing Sidewalk Vendors, and Potential Culver City Municipal Code Amendments Regarding Licensing and Operating Regulations for Sidewalk Vending including in City Parks; (2) If Desired, Creation of an Ad Hoc Subcommittee and Appointment of Two City Council Members thereto; and (3) Direction to the City Manager as Deemed Appropriate**

Council Members Lee and Fisch agreed to serve on an ad hoc subcommittee to consider licensing and operating regulations for sidewalk vending.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL FORM AN AD HOC SUBCOMMITTEE TO CONSIDER LICENSING AND OPERATING REGULATIONS FOR SIDEWALK VENDORS WITH COUNCIL MEMBERS LEE AND FISCH SERVING.

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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**

Vice Mayor Sahli-Wells discussed the lack of minimum landscaping requirements for residential lots which she felt to be contrary to low impact development standards; she discussed storm water; and she received City Council consensus to investigate landscaping requirements for residential properties.



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**Adjournment**

There being no further business, at 12:21 a.m. on Tuesday, February 12, 2019, the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned to a meeting on February 12, 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

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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