

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

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

October 14, 2019
5:00 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the special meeting of the City Council to order at 5:00 p.m. in the Mike Balkman Chambers at City Hall.

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

At 4:30 p.m. the City Council recessed to Closed Session to consider the following item:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Monet Jones vs. Culver of City et. al.
LASC Case No. BC713315
Pursuant to Government Code Section 54956.9(d)(1)

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Regular Session

Mayor Sahli-Wells reconvened the meeting of the City Council and convened the meeting of the Culver City Housing Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 5:04 p.m. with all Members present.

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Pledge of Allegiance

The Pledge of Allegiance was led by Ken Powell.

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Closed Session Report

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

None.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that one email had been received for Item A-2.

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

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Order of the Agenda

No changes were made.

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Consent Calendar

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-5.

Item C-1

CC - Ratification of the Submission of an Application for the FY 2020-2021 Caltrans Sustainable Transportation Planning Sustainable Communities Grant for the Ballona Creek Path Extension Project, including Approval of Future Allocation of Approximately \$25,000 in Staff Time and \$100,000 of Funding for the Required Grant Match if the Application is Successful

THAT THE CITY COUNCIL RATIFY SUBMISSION OF AN APPLICATION TO THE FY2020-2021 CALTRANS SUSTAINABLE TRANSPORTATION PLANNING SUSTAINABLE COMMUNITIES GRANT FOR THE BALLONA CREEK PATH EXTENSION PROJECT, APPROVING FUTURE ALLOCATION OF APPROXIMATELY \$25,000 IN STAFF TIME AND \$100,000 IN FUNDING FOR THE REQUIRED GRANT MATCH IF THE APPLICATION IS SUCCESSFUL.

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Item C-2

CC - Adopt a Resolution Approving Salary Schedules for Police Safety Employees in Accordance with the Salary Initiative Ordinance

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING SALARY SCHEDULES FOR POLICE SAFETY EMPLOYEES IN ACCORDANCE WITH THE SALARY INITIATIVE ORDINANCE.

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Item C-3

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the McLaughlin Neighborhood Streetlight Upgrade Project, PZ-684

THAT THE CULVER CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE MCLAUGHLIN NEIGHBORHOOD STREETLIGHT UPGRADE PROJECT, PZ-684;
AND
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE MCLAUGHLIN NEIGHBORHOOD STREETLIGHT UPGRADE PROJECT, PZ-684.

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Item C-4

CC - Acceptance of \$1,543,122 in Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program Funds Awarded to the City of Culver City

THAT THE CITY COUNCIL: ACCEPT \$1,543,122 IN STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM FUNDS AWARDED TO THE CITY OF CULVER CITY.

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Item C-5

CC - Ratification of the Revised Scope and Budget in the Executed Professional Services Agreement with Raimi + Associates for General Plan Update (GPU) Services in an Aggregate Amount Not-To-Exceed \$2,164,531

THAT THE CITY COUNCIL: RATIFY THE REVISED SCOPE AND BUDGET IN THE EXECUTED PROFESSIONAL SERVICES AGREEMENT WITH RAIMI + ASSOCIATES FOR GENERAL PLAN UPDATE (GPU) SERVICES IN AN AGGREGATE AMOUNT NOT-TO- EXCEED \$2,164,531.

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Action Items

Item A-1

CC - (1) Approval of the Culver City Arts District Business Improvement District Annual Work Plan and Budget; and (2) Adoption of a Resolution of Intention to Conduct a Public Hearing on December 9, 2019 for the Consideration of the Levy of the Culver City Arts District Business Improvement District (BID) Assessment for 2020

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

Mayor Sahli-Wells invited public comment.

The following Members of the audience addressed the City Council:

Wally Marks, Helms Bakery Building, expressed support for the Business Improvement District (BID) assessment; discussed a letter submitted from the majority of the owners west of Helms Avenue about not extending the boundary beyond Helms Avenue; focusing on the Transit Oriented Development (TOD) wayfinding at Washington/National and Venice/National as key gateways into the City; affects to the core area; how visitors find their way in Culver City; support of the arts community; and the desire to defer the extension to later.

Michael Russell thanked Council Members for attending the Art Walk & Roll Festival; discussed the commitment of the Arts District to the City; support for expanding boundaries; he wanted to see the letter referred to by Mr. Marks; felt that the expansion was modest and would add programming; discussed increasing commerce; marketing; and outreach and dialogue.

Ken Mand expressed support for the expansion of the Arts District BID.

George Montgomery thanked the City Council for coming to the Art Walk & Roll Festival; discussed continuing the momentum of the Arts BID; expansion; public outreach; the Downtown BID; the limited amount of time that people can commit; and he asked for City Council support of the expansion.

Josetta Sbeglia thanked the City for their support; discussed the work done; the Helms community; formation of the TOD; absorbing the surrounding community; the modest expansion requested; the next step; and increased programming.

Discussion ensued between staff and Council Members regarding process; the opposition; signatories on the letter submitted in opposition; and differing positions.

Michael Russell felt that the letter presented was vague; noted references to Venice and Joey Miller which are not in the assessment district; he referenced the email from the Ivy that does not oppose and does support the Art Walk; and he discussed the merchant based bid vs. the property based bid.

Discussion ensued between Mr. Russell and Council Members regarding the interest of Lowe Enterprises; extension to Expo; including only Culver City proper; clarification of boundaries; and the opposition letter.

Additional discussion ensued between staff and Council Members regarding concern with the maturity of the district; naming conventions; combining the TOD with the Arts District; organic development of signage and naming conventions; functions of the BID; business license information; assessment of businesses and the commercial property owners; effective BID size; expansion of the Downtown BID; natural borders; suggested boundaries; assessments; the feeling that the opposition letter is not clear; expanding the BID; whether the Expo line should be the border between the two districts; and communication with the Downtown BID.

Josetta Sbeglia reported meeting with the Downtown BID to clarify their intentions; she discussed the current boundary of the Arts District BID; natural inclusion; previous opposition to expanding to the Metro; the failure to create a district on West Washington; and the opportunity for the Downtown BID to go west.

Responding to inquiry, Michael Russell explained that multi-family housing on Helms was included to address safety, lighting, trash and access concerns.

George Montgomery discussed communication and outreach; combining BIDs rather than creating a third group; and support from the Downtown Business Association.

Discussion ensued between staff and Council Members regarding recognition for the success of the Arts District BID; size of the BID; surprise at the opposition; support letters from multi-family owners; potential downsides for the businesses around the train station; those represented by the opposition letters; concern about the naming conventions; reticence to mix benefits to property owners in the TOD; zoning and development issues; defining features; development standards; the extraordinary alliance between the residents and the businesses; inspiration for the City; the growth of the Art Walk & Roll Festival; bringing the community together; continuing the momentum and energy linking residents and businesses; areas still to be improved; the feeling that there is no downside to expansion; evolution; responding to the needs of the community; appreciation for the cooperation with residents; ongoing programming; and encouragement to those who oppose the expansion to communicate and work through concerns.

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

1. APPROVE THE CCAD BID ADVISORY BOARD'S 2020 ANNUAL REPORT AND WORK PLAN AS FILED WITH THE CITY CLERK; AND,
2. ADOPT A RESOLUTION OF INTENTION SETTING DECEMBER 9, 2019 AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2020.

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Item A-2

CC - (1) Discussion of Findings of Soft Story Seismic Retrofit Building Survey and Report Prepared by Degankolb Engineers; and (2) Direction to the City Manager as Deemed Appropriate

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

Daniel Zepeda, Degankolb Engineers, provided a presentation on what a soft story building is; discussed development of seismic ordinances in adjacent cities; damages; loss of life; vulnerability; level of risk in the City; state mandates; the survey of soft story buildings in Culver City; common corrections; examination of residential buildings in addition

to multi-family buildings; costs; whether the ordinance would be voluntary or mandatory; rates of compliance; scope; policy considerations; and next steps.

Discussion ensued between staff and Council Members regarding the variety of buildings in the City; the open line; open parking areas; recommendations in phase 2; and support for moving forward with a mandatory program.

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Ron Bassilian discussed rent control and he questioned who would pay for soft story retrofit.

Paul Ehrlich asked that any ordinance be put off stating that there is not a permanent staff person to provide input; he discussed determination of priorities; granny flats over garages; different priorities for commercial buildings; addressing who pays for the retrofit; reasonable return on investment; and landlord responsibility vs. tenant responsibility.

Further discussion ensued between staff and Council Members regarding support for moving forward; issues to address; priorities; financing; staffing; fairly allocating expenses; safety issues; making commercial properties a lower priority; General Plan and zoning code changes; creating value for the landowner; parking flexibility; mandatory retrofit; addressing speaker concerns; education; affects to the finances of mom and pop property owners; the need to move forward; finalizing work; different models; political battles; and unreinforced masonry.

Additional discussion ensued between Mr. Zepeda, staff and Council Members regarding clarification that unreinforced masonry is included; actions of other cities; the report survey; the disclaimer; state mandates; moving forward with non-ductile concrete; state incentives to encourage single family improvements; education; and the advisory panels.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT THE CITY MANAGER TO MOVE FORWARD TO PHASE TWO.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 6:40 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned to October 14, 2019 at 7:00 p.m.

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

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

Date: _____