

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

January 13, 2020
5:30 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the regular meeting of the City Council to order at 5:30 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

Absent: 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 5:30 p.m. the City Council recessed to Closed Session to consider the following items:

CS-1 CC - Conference with Real Property Negotiators

Re: Remnant Parcel (Assessor Parcel No. 4215-001-020) on Machado Lane Adjacent to 11111 Jefferson Blvd, 5350 & 5380 Sepulveda Blvd.

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager; Murray Kane, City Special Counsel

Other Parties Negotiators: Dominic Adducci, John Buck Company
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations

Pursuant to Government Code Section 54957.6

CS-2 CC - Conference with Labor Negotiators

City Designated Representatives: City Manager John Nachbar; Assistant City Manager Serena Wright

Employee Organization: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Fire Fighters Association; Culver City Police Management Group; Culver City Fire Management Association; Executive Management Employees

Pursuant to Government Code Section 54957.6

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Reconvene

Mayor Sahli-Wells reconvened the meeting of the City Council at 6:56 p.m. with four Members present (absent Member Small).

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Recognition Presentations

Items R-1

CC - A Proclamation in Honor of Dr. Martin Luther King, Jr. Celebration Day 2020

Council Member Lee presented the Proclamation in honor of Dr. Martin Luther King, Jr. Celebration Day 2020.

Arames White-Shearin, staff liaison for the Martin Luther King Jr. Celebration Committee, discussed planned events and invited everyone to attend.

Mayor Sahli-Wells thanked the Committee for their hard work.

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Convene

Mayor Sahli-Wells convened the meeting of the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:03 p.m. with four Members present (absent Member Small).

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Closed Session Report

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

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Pledge of Allegiance

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

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Community Announcements by City Council Members/Information Items from Staff

Mayor Sahli-Wells reported that Item PH-1 had been pulled from the agenda.

Council Member Fisch extended best wishes to everyone for a Happy New Year; pointed out new artwork in the City Hall courtyard funded by the Cultural Trust Fund which comes from development fees; and he encouraged volunteers to sign up for the annual Homeless Count on January 22.

Council Member Eriksson announced the General Meeting and Installation of Officers for the Culver City Historical Society on January 15; the Installation Dinner for Culver City Friends of the Library on January 17; and the Installation of the new Board of the Chamber of Commerce on January 24.

Council Member Lee announced the General Plan Speaker Series on Homelessness on February 4; indicated that he was organizing a Black History Month event on February 22 at the Blackbird House of Coworking; discussed options for siting

homeless shelters or affordable permanent shelters to address the homeless issue; meetings with Mike Bonin and Paul Koretz; and collaboration with the city of Los Angeles.

Lieutenant Bill Brown provided an update on an incident that took place on January 11 at Venice and Sepulveda Boulevards noting that Culver City Police Officers arrived after the officer involved shooting with the Los Angeles Police Department.

Sol Blumenfeld, Community Development Director, discussed purchasing guidelines and provided a presentation on the need to increase funding for cleanup of homeless encampments; increased costs; and emergency contract authorization.

Jeremy Green, City Clerk, announced the Presidential Primary Election and the Culver City Special Municipal election on March 3; reported that Veterans Memorial Building had been approved as a Vote Center with voting taking place February 22 through March 3 on all local, state, county and federal items; she indicated that the new voting system would be in use; and she provided contact information and a presentation on changes to the voting process and locations.

Discussion ensued between staff and Council Members regarding nearby voting centers; marketing and outreach; pre-registration of under-age voters; and vote-by-mail drop off boxes.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

David J. Ziskin discussed safety issues at Kelmore and Overland due bicyclists, scooters and motorized cycles running the stop signs, and he suggested an educational program for people using alternate forms of transportation.

Mark Lipman discussed the General Plan Update; expressed concern with Council Members who have already declared their visions for the City; discussed the problem of homelessness; market rate housing; developer handouts; up-zoning, height and

density; the obligation to objectively weigh facts and information; pre-determined conclusions; and he noted that one could not stand with the developers and with the community at the same time.

Frank Clark discussed the issue of safety for neighbors on Globe Avenue; criminal vagrancy; the number of shootings in Culver City since July 2018; a recent knife fight; money spent beautifying the City, but not addressing issues; and he indicated that if anyone were to be harmed on his block, he would hold the City responsible.

Rebecca Rona Tuttle discussed traffic issues on MacDonald Street in Sunkist Park; roundabouts; the need to slow traffic; and she asked the City to investigate what can be done about residential streets that are facing safety issues due to excessive speed.

Mayor Sahli-Wells indicated that Heba El-Guindy, Mobility and Transportation Engineering Manager would be discussing traffic safety plans that the City is working on in Item A-1.

Ron Bassilian discussed statements made encouraging people to be involved; statements against landlords; multi-family owners vs. single family owners; meetings with staff members; the Boise decision; election issues; Protect Culver City; establishing a Neighborhood Watch on Globe Avenue; and collaboration with the Police Department.

Karlo Silbiger, Committee on Homelessness (COH) Chair, discussed homelessness and the lack of housing; using the AmVets site to provide permanent supportive housing; COH recommendations; consideration of using the Scout Hut, Community Garden and Paddle Tennis Courts; he encouraged the City Council to only use the space for housing, a community center and theatre; and he indicated that the COH was ready to support the recommendation and help make the project become a reality.

Mayor Sahli-Wells received clarification that a written recommendation from the Committee was available.

Janet Hoult expressed appreciation to the City and staff for their support; praised the Dr. Martin Luther King, Jr. Celebration; expressed support for the appointment of Alexey Steele as Artist Laureate for Culver City; she thanked the City for the opportunity to serve as the Honorary Artist

Laureate for Poetry and to assist in the development of the Artist Laureate Program; and she shared a poem inspired by a program at The Wende Museum called "The History of Forgetting".

Kim Gibson, Vice Chair of The Committee on Homelessness, thanked the City for their support for the upcoming annual Homelessness Count; discussed the schedule; the increase in the number of homeless identified last year; she noted the importance of the Count; and she encouraged anyone interested to volunteer and sign up at theycountwillyou.org.

Discussion ensued between Ms. Gibson and Council Members regarding the ability to sign up at the last minute; flexibility with serving surrounding communities if there are too many volunteers for Culver City; and onsite volunteering opportunities for those who do not want to go out and count.

Rick Tuttle echoed comments made by Rebecca Rona Tuttle regarding increased traffic; he discussed the 50th Anniversary of West Los Angeles College; and he provided background on the establishment of the College.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that two emails had been received for Item C-6 and one for Item A-1.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, SAHLI-WELLS

NOES: NONE

ABSENT: SMALL

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Order of the Agenda

No changes were made.

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-4 AND C-5.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, SAHLI-WELLS

NOES: NONE

ABSENT: SMALL

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for November 30, 2019 to January 3, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR NOVEMBER 30, 2019 TO JANUARY 3, 2020.

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Item C-2

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

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

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Item C-4

(Out of Sequence)

CC - (1) Approval of a Professional Services Agreement with TJKM for the Development of the Culver City Local Road Safety Plan

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TJKM FOR THE DEVELOPMENT OF THE CULVER CITY LOCAL ROAD SAFETY PLAN; AND,

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH CONTRACTS ON BEHALF OF THE CITY.

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Item C-5

SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2020 through June 30, 2021; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2020 through June 30, 2021; 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, 2020 THROUGH JUNE 30, 2021; AND,

2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2020 THROUGH JUNE 30, 2021; 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-3

(Out of Sequence)

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for Community Development Block Grant (CDBG) Sidewalk Barrier Removal & Repair Project (CDBG Project No. 602150-19 & 602154-19) and New Curb Ramps (Project No. PZ-428)

Javier de la Cruz, Associate Engineer, discussed sidewalk repair and noted a correction in the staff report to identify the location as Ince and Lindblade, and he noted that bollards along Jefferson would be removed only where feasible.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE CDBG SIDEWALK BARRIER REMOVAL & REPAIR PROJECT (CDBG PROJECT NO. 602150-19 & 602154-19) AND NEW CURB RAMPS (PROJECT NO. PZ-428).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-6
(Out of Sequence)

CC - (1) Consideration of a Recommendation from the Cultural Affairs Commission to Appoint Alexey Steele as Culver City Artist Laureate for Calendar Years 2020-2021; and, (2) Approval of Related Artist Laureate Agreement

Christine Byers, Cultural Affairs Coordinator, provided a summary of the material of record.

Mayor Sahli-Wells invited public comment:

The following member of the audience addressed the City Council:

Alexey Steele provided background on himself; thanked the City and staff for establishing the program, the other applicants, and the peer panel for their evaluation and support; he discussed goals if appointed; congratulated the City on their excellent public art and on creating collective identity; and he provided a presentation on his Love My Neighbor series.

Council Member Fisch disclosed that Mr. Steele is a friend but noted that he had not been involved in the process.

Council Members expressed appreciation to Mr. Steele for his work.

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

1. APPOINT ALEXEY STEELE AS CULVER CITY ARTIST LAUREATE FOR CALENDAR YEARS 2020-2021; AND
2. APPROVE THE RELATED ARTIST LAUREATE AGREEMENT; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearing

Item PH-1

CC - Public Hearing: Introduction of an Ordinance Amending Culver City Municipal Code Title 17: Zoning Code: Section 17.220.015 - Commercial District Land Uses and Permit Requirements, Section 17.320.020 - Number of Parking Spaces Required, and Section 17.700.010 - Definitions, to Establish "Corporate Housing" as a Category of Hotel/Motel Land Uses

Mayor Sahli-Wells noted that the Item would be deferred to a later meeting and she received clarification that there were no speakers or cards submitted for the item.

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CC - PUBLIC HEARING: Introduction of an Ordinance Approving Zoning Code Amendment P2019-0266-ZCA, Amending Culver City Municipal Code, Title 17 - Zoning, Sections 17.210.020, 17.320.020, and 17.400.065 Establishing Standards and Requirements for Residential Studio Micro-Units

Michael Allen, Current Planning Manager, introduced Planning Intern, Andrea Fleck.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF POSTING OF PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

Discussion ensued between staff and Council Members regarding standard size; learning from the experiences of other cities; demand; generating affordability in the TOD; the ability to waive parking requirements; naturally affordable housing; and agendizing a discussion of SROs.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Jeremy Green, City Clerk, indicated that work was being done to remediate sound issues being experienced on Channel 35.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Bubba Fish expressed support for the ordinance; discussed excessive parking minimums as a large cause of housing issues in Los Angeles county; and he wanted to see additional housing in Culver City to support the jobs being created.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, SAHLI-WELLS

NOES: NONE

ABSENT: SMALL

Discussion ensued between staff and Council Members regarding further exploration of the 25% limit; addressing issues identified as a priority; the ability to increase above and beyond the 25% limit on the number of small units in a development; flexibility; consideration of live/work spaces in certain areas; the General Plan Update; public input; the value of having a 25% limit to ensure a mix of people living in the same building; the importance of diversity; meeting Regional Housing Needs Assessment (RHNA) numbers; the General Plan Update consultant; inclusion of TAP cards in the TOD benefits; concern with misrepresentation of unit size; and enforcement.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE APPROVING ZONING CODE AMENDMENT P2019-0266-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17 - ZONING (ZONING CODE), SECTIONS 17.210.020 - RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS, 17.320.020 - NUMBER OF PARKING SPACES REQUIRED, AND 17.400.065 - MIXED USE DEVELOPMENT STANDARDS, ESTABLISHING STANDARDS AND REQUIREMENTS FOR RESIDENTIAL STUDIO MICRO-UNITS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, SAHLI-WELLS

NOES: NONE

ABSENT: SMALL

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Item PH-3

CC - PUBLIC HEARING: Introduction of an Ordinance Approving Zoning Code Amendment P2019-0264-ZCA, Amending Culver City Municipal Code, Title 17 - Zoning, Sections 17.230.015, Table 2-8 - Industrial District Land Uses and Permit Requirements and 17.400.035 - Child Day Care Facilities, to Allow Child Day Care Centers as a Primary Use

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY VICE MAYOR ERIKSSON THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF POSTING OF PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

Sol Blumenfeld, Community Development Director, indicated that Planning Commission felt that an economic study similar to what is done in the industrial zones for schools would be an important addition.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Shane Swerdlow indicated working with Bright Horizons on the project and expressed support for approval.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding clarification on the change to Section 17.230.015, and concern with putting up too many barriers to creating much needed child care in the City.

Michael Allen, Current Planning Manager, introduced Planning Intern, Chris Minniti who worked on the research and development of the staff report.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY VICE MAYOR ERIKSSON THAT THE CITY COUNCIL INTRODUCE THE PROPOSED ORDINANCE, APPROVING ZONING CODE AMENDMENT P2019-0264-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17 - ZONING (ZONING CODE), SECTIONS 17.230.015, TABLE 2-8 - INDUSTRIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS, AND 17.400.035 - CHILD DAY CARE FACILITIES, TO ALLOW CHILD DAY CARE CENTERS AS A PRIMARY USE IN THE INDUSTRIAL ZONES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-1

CC - Adoption of a Resolution Adopting City of Culver City Complete Streets Policy and Finding the Policy to be Exempt from the California Environmental Quality Act (CEQA)

Charles Herbertson, Planning Director, introduced the item.

Heba El-Guindy, Mobility and Transportation Engineering Manager, provided a summary of the material of record.

Mayor Sahli-Wells received clarification regarding differences between the Bicycle and Pedestrian Action Plan and the Complete Streets policy and guidelines.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Mary Daval expressed support for the adoption of the Complete Streets Plan as presented in the staff report; discussed the interconnectedness of issues facing the City; taking action upon the policy once adopted; and moving from policy to implementation.

David Coles, Bike Culver City, expressed support for adopting the Complete Streets policy; expressed hope for systemic change in the way street projects are undertaken in the City; discussed specific mobility challenges in the City; sidewalk closures related to development; the bike lanes on Overland; he questioned how Sony would be dealt with under the Complete Streets Plan, noting the large impediment to mobility that it poses; and he expressed concern with exceptions.

Bubba Fish discussed the Washington/National intersection; hoped the Complete Streets Plan would address issues; wanted to see the installation of bus lanes; discussed alleviating traffic; and he expressed support for providing more options to get around the City.

Patricia Bijvoet discussed the traffic light at Wesley and Washington; complimented City staff for their work; discussed adapting the Complete Streets strategy; and she encouraged the City to use the expertise of Bike Culver City and those who use the streets every day.

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

Andrew Leist

Discussion ensued between staff and Council Members regarding flexibility within the policy; the will to implement the policy; safety issues; mobility challenges; street furniture; protection from the sun and the rain; encouraging people to take transit by providing an adequate place to wait; road widening; added traffic with added car capacity; examination

of all uses rather than favoring one use; phasing out of the California Environmental Quality Act (CEQA) model; the new Vehicle Miles Travelled (VMT) approach; reassigning pavement widths to provide bike facilities; and finding a way to ensure that street widening is not undertaken.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY VICE MAYOR ERIKSSON THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADOPTING THE CULVER CITY COMPLETE STREETS POLICY AND FINDING THE POLICY TO BE EXEMPT FROM CEQA.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - (1) Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.400.095 as it Relates to the Standards and Requirements for Accessory Dwelling Units (P2019-0265-ZCA); or (2) Reintroduction of the Ordinance with Modification Based on Clarification from the California State Department of Housing and Community Development Regarding Minimum Square Footage of Accessory Dwelling Units Attached to or Within a Primary Dwelling Unit

Michael Allen, Current Planning Manager, provided a summary of the material of record; discussed the provision for maximum unit size; the addition of number 3 in the introduction of the ordinance; lot coverage requirements; the 800 square foot minimum allowance for an ADU; the 50% Floor Area Ratio (FAR); primary dwelling unit size; and he clarified the action before the City Council.

Discussion ensued between staff and Council Members regarding consistency with state law; restrictions on detached vs. attached units; primary dwelling units; footprint; and clarification that the state requirement provides the homeowner with less flexibility.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Peter Erdelyi discussed two story building design; height restrictions; adding a second story over a garage; state law; the City of Los Angeles ordinance; and plate height for accessory buildings.

Discussion ensued between staff and Council Members regarding exceptions; density; acceptable configurations for multiple ADUs; and maximum height restrictions based upon the underlying zone.

Michael Colich discussed building two ADUs, one on top of the other; noted that developers were always going to want to build to maximum capacity; discussed loss of parking and open space; he suggested restricting each ADU to 16 feet in height with the total reverting to the standard height; a statement by Mayor Sahli-Wells about creating a City of the future; sustainable development; and he expressed concern with forced density rather than density that is consciously built to higher standards.

Discussion ensued between staff and Council Members regarding the question at hand; exploring the issue in a holistic manner; incentivizing more appealing forms; the need for a larger discussion; preserving flexibility for homeowners; the General Plan process; different types of housing options for the future; storm water drainage; greenspace; simplicity; support for what was originally passed; taking a more flexible approach; creating affordability incentives for ADUs; specific instances where the original regulations might not be good for everyone; further refinements; priority for the affordable ADU program; consideration by the Housing Subcommittee; providing alternatives; public concern regarding height; opportunity for discussion during the land use element; and projects currently being designed.

Michael Allen, Current Planning Manager, read the following clarifying corrections:

- In Section B3: "Nothing in this section shall prohibit any accessory dwelling that is at least 800 square feet."

- In Section B1: "The maximum permitted unit size of an attached accessory dwelling unit or an accessory dwelling unit located entirely within a proposed or existing primary dwelling unit shall not exceed 850 square feet."

Additional discussion ensued between staff and Council Members regarding ensuring that the motion pertains to Zoning Code Amendment P0219-0265; old references to a previous ADU text amendment; and clarification that the action is to adopt the ordinance with the clarifying corrections.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING TITLE 17 ZONING OF THE CULVER CITY MUNICIPAL CODE SECTION 17.400.095 AS IT RELATES TO THE STANDARDS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (P2019-0265-ZCA) INCLUDING CLARIFYING CORRECTIONS THAT WERE NOTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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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

Mayor Sahli-Wells noted that Council Member Small had the flu and she encouraged everyone to get a flu shot.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 9:14 p.m., the City Council adjourned to a regular meeting to be held on January 27, 2020.

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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: _____