

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

March 9, 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
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Absent: Göran Eriksson, Vice Mayor

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

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Closed Session

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

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation

Re: Initiation of Litigation - 1 Matter
Pursuant to Government Code Section 54956.9(d) (4)

CS-2 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 Boulevard

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager, Murray Kane, City Special Legal 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 54956.8

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Reconvene

Mayor Sahli-Wells reconvened the meeting of the City Council at 6:45 p.m. with all Members present.

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Recognition Presentations

Item R-1

CC - Presentation of Certificates of Recognition to Participants in the Los Angeles Marathon from Culver City's Sister City of Kaizuka, Japan

Mayor Sahli-Wells introduced Koichi Murakami, and Kazumi Yoshida.

Nancy Perdomo, Culver City Sister City Committee, provided background on the event and she congratulated runners, Koichi Murakami and Kazumi Yoshida on their efforts at the Los Angeles Marathon.

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Item R-2

CC - Presentation of Certificates of Recognition to Delegates from Culver City's Sister City of Kaizuka, Japan

Nancy Perdomo, Culver City Sister City Committee, announced a celebration of the 55th Anniversary of the Sister City Committee and a farewell to the delegation in the Rotunda Room at Vets on March 14.

Mayor Sahli-Wells presented Certificates of Recognition to delegates from Culver City's Sister City of Kaizuka, Japan; presented a gift from Culver City; and she asked for a moment of silence to honor the anniversary of the tsunami on March 11, 2011.

Members of the delegation discussed their experiences visiting Culver City for the 15th anniversary of the Sister City relationship between Culver City and Kaizuka, Japan, and they thanked everyone involved for their hospitality.

Mayor Sahli-Wells provided background on the Culver City Sister Cities Committee.

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Reconvene

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 7:04 p.m. with all Members present, absent Vice Mayor Eriksson.

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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 Assistant Fire Chief Ken Powell.

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Community Announcements by City Council Members/Information Items from Staff

Mayor Sahli-Wells indicated that Vice Mayor Eriksson was not present at the meeting as he was in Washington, D.C. to lobby for Culver City on airplane overflight noise to advocate for quieter skies.

Council Member Fisch thanked the voters of Culver City for approving Measure CC.

Council Member Small also thanked the voters for passing Measure CC.

Council Member Lee echoed previous comments about support for Measure CC; he congratulated those who participated in the Los Angeles Marathon; and he thanked the UCLA students and their instructor for their work on the General Plan.

Mayor Sahli-Wells agreed that the passage of Measure CC was important to continue services the community asks for, and she discussed ballot measures in other cities in California.

Ken Powell, Assistant Fire Chief, provided an update on COVID-19 and the preparedness of the City; discussed community transmission; and recommendations from the Center for Disease Control and Los Angeles County Department of Public Health noting that additional information was available from those websites.

Mayor Sahli-Wells noted that public health was everyone's responsibility; discussed concern with overwhelming the public health system; avoiding spreading illness; and she indicated that the City was taking the matter very seriously and working on the issue every day.

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Presentations to City Council

Item P-1

Presentation to the City Council by UCLA Graduate Students Regarding Their Class Project on the General Plan Update

Paavo Monkkonen, UCLA Luskin School of Urban Planning, introduced the presentation on the Comprehensive Project on the General Plan Update and he thanked staff and Council Members for their support.

Liliana Morales provided a presentation on Reimagining the Gateway of Culver City, created with team member Yiye Lin; discussed urban design; addressing urban challenges; City identity; branding; wayfinding; promoting diversity; new development; proposed changes; different visions proposed; the timeline; and next steps.

Council Member Lee suggested that the route to Hamilton High School for pedestrian and bicycling be included in the Maximum Treatment.

Carla Vásquez -Noriega discussed creating a proactive local affordable housing policy agenda with team members Ulises Aleman and Patrick Dexter; housing current and future Culver City residents; commercial vs. residential growth in Culver City; necessary policies to help Culver City reach Regional Housing Needs Assessment (RHNA) numbers; strategies to preserve affordable housing; housing demand; land use; changes to zoning and development standards; research methods; case studies; incentivizing creating affordable housing; stage level funding programs; census commuter data; assessing zone capacity; and assessing development in similar corridors in the City of Los Angeles.

Mayor Sahli-Wells indicated the desire to meet with the students for additional conversation.

Bradley Bounds discussed his public participation and engagement presentation, created with team members Lennox Chaiveera and Daniel Ruiz; providing a more representative process; quality; representation for all relevant City stakeholders; evaluation of previous projects and barriers to public participation; research; and establishing a standardized process.

Discussion ensued between Mr. Bound and Council Members regarding encouragement for project representatives to interview Council Members; Community Conversations with the

National Institute for Civil Discourse; the process; equal representation; and the need for innovation.

Erika Pinto discussed research done by herself and team member Angel Chen on the Culver City portion of the Inglewood Oil Field; challenges and opportunities; the Culver City amortization study; the potential phase out; current support and opposition for the redevelopment of the Oil Field into alternative uses; addressing research goals; study of the legislative and community landscape; implications; and recommendations to Culver City for the General Plan.

Council Members expressed appreciation for Ms. Pinto's involvement and encouraged her to reach out for additional information.

Esther Huang discussed her presentation, developed with Yidan Chen, regarding transit and mobility within Culver City; future mobility options; Transportation Demand Management (TDM); pushing new methods; cost effective measures to reduce travel and promote sustainability; operationalizing and expanding TDM strategies; employer based strategies; taking a phased approach to implementation; parking management; congestion pricing; improved government structure; understanding current conditions; case studies; actions of other cities; surveying employers; and working with the City.

Council Members encouraged Ms. Huang to work with Transportation staff and City consultants; discussed getting new employees in the habit of using public transit options; encouraging as many people as possible to use transit; and suggestions that could end up being part of public policy.

Nyang Bing Lin discussed Complete Streets; main research questions that guided the analysis by team members Anna Geannopoulos, Lupita Huerta, and Yue Shen; pedestrian collisions; pedestrian volumes; and political cost.

Council Members discussed the potential for dedicated bus and mobility lanes; emergency vehicles; impacts to response times; pedestrian scrambles; and communication with the Bicycle and Pedestrian Advisory Committee (BPAC).

Paavo Monkkonen, UCLA Luskin School of Urban Planning, encouraged Council Members and staff to contact him with any questions.

Mayor Sahli-Wells expressed appreciation to Council Member Lee for initiating the process and to Professor Monkkonen and the students for their work.

Council Member Lee thanked Ashley Rodgers for writing up the proposal and encouraged an additional project for next year.

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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:

Ramel Pascual, CicLAvia, announced the 36th CicLAvia event on April 26; discussed the route through Culver City; noted the popularity of the route; indicated that Metro was sponsoring the event; and he requested a Culver City sponsored hub on Main Street between Venice and Culver.

Mayor Sahli-Wells received City Council consensus to place consideration of a sponsorship on the next agenda.

Council Member Small noted that he might need to recuse himself from the conversation as his wife is working with CicLAvia.

Dr. Janet Hoult discussed the Parks, Recreation and Community Services Commission Age Friendly Survey; noted the need for improved communication with senior citizens, improvements in restroom facilities in parks, and the need for additional benches in the City; acknowledged the value in improvements for all ages in Culver City; and she read a poem about aging.

Mark Lipman discussed his previous request for a line item to directly house the homeless; the official proposal brought forward by the Committee on Homelessness; the request for Accessory Dwelling Unit (ADU) grants; implementation of a pilot program to pay the rent for existing units; costs per person to directly house people in permanent supportive housing; asking for what one wants vs. asking for what one can get; and he personally requested additional funding to directly house an additional 40 people to address homeless hotspots that are creating tension in the community and house 20% of the homeless population.

Kalani Whittington discussed lane reductions at Venice and Sepulveda due to work by the Department of Water and Power (DWP) causing tremendous traffic backup; Vision Zero; Great Streets in Mar Vista; overflow traffic onto other streets; divisiveness; she viewed lane reductions as putting a dam on a great river; questioned the number of traffic fatalities on Venice Boulevard; and she asked that the grandness of six lanes going down Venice Boulevard be preserved.

Mayor Sahli-Wells noted that most of Venice Boulevard is under the jurisdiction of the City of Los Angeles.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported that one email had been received for Item C-9 and one email had been received 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: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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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 SMALL, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-8.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

ABSENT: ERIKSSON

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for February 15, 2020 to February 28, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 15, 2020 TO FEBRUARY 28, 2020.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on February 24, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON FEBRUARY 24, 2020.

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Item C-3

CC - Adoption of a Resolution Reaffirming Authority Delegated to the City Manager and Assistant City Manager to Make Applications for Disability Retirement on Behalf of Employees to the California Public Employees' Retirement System (CalPERS) and Determinations Whether a Local Safety Member is Disabled for Retirement Purposes, and Rescinding Resolution No. 2015-R072

THAT THE CITY COUNCIL: ADOPT A RESOLUTION REAFFIRMING THE AUTHORITY DELEGATED TO THE CITY MANAGER AND ASSISTANT CITY MANAGER TO MAKE APPLICATIONS FOR DISABILITY RETIREMENT ON BEHALF OF CITY EMPLOYEES TO THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS) AND DETERMINATIONS WHETHER A LOCAL SAFETY MEMBER IS DISABLED FOR RETIREMENT PURPOSES, AND RESCINDING RESOLUTION NO. 2015-R072.

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Item C-4

CC - Approval of Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Police Department Locker Room and Restroom Renovation Project, PF020

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION FOR THE POLICE DEPARTMENT LOCKER ROOM AND RESTROOM RENOVATION PROJECT, PF020.

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Item C-5

CC - Approval of Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Veterans Park Basketball Court Replacement Project, PZ640

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION FOR THE VETERANS PARK BASKETBALL COURT REPLACEMENT PROJECT, PZ640.

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Item C-6

CC - Receipt and Filing of Fiscal Year 2018/2019 Year-End Report and Audit Summary

THAT THE CITY COUNCIL: RECEIVE AND FILE THE ATTACHED FISCAL YEAR 2018/2019 YEAR-END REPORT AND AUDIT SUMMARY.

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Item C-7

CC - Adoption of an Ordinance Amending Chapter 9.11 to Prohibit the Use of Electronic Smoking Devices (E-Cigarettes) in Outdoor Dining Areas and City Parks and Recreational Areas, and Prohibit Smoking and Use of E-Cigarettes in City Hall Courtyard and Town Plaza

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CHAPTER 9.11

TO PROHIBIT THE USE OF ELECTRONIC SMOKING DEVICES (E-CIGARETTES) IN OUTDOOR DINING AREAS AND CITY PARKS AND RECREATIONAL AREAS, AND PROHIBIT THE SMOKING AND USE OF E-CIGARETTES IN CITY HALL COURTYARD AND TOWN PLAZA.

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Item C-8

CC - (1) Approval of a Professional Services Agreement with Open Cities for Content Management System (City Website) Implementation in an Amount Not-to-Exceed \$57,300; and (2) Authorization for the City Manager to Approve Four One-Year Renewals Not-to-Exceed \$21,300 Per Year for Annual Maintenance

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH OPEN CITIES FOR CONTENT MANAGEMENT SYSTEM IMPLEMENTATION IN AN AMOUNT NOT TO EXCEED \$57,300; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE FOUR ONE-YEAR RENEWALS FOR ANNUAL SOFTWARE MAINTENANCE NOT TO EXCEED \$21,300 PER YEAR; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

CC - Approval of a Temporary Use Permit to Allow Extended Construction Hours for an Office/Retail Development Located at 9735 Washington Boulevard

Mayor Sahli-Wells asked that a condition be added to ensure responsiveness and accountability with a requirement to work closely with Southern California Hospital to provide a phone number to reach a person if concerns arise, and that alternative pedestrian access be provided.

Sol Blumenfeld, Community Development Director, agreed to add the condition.

Council Members agreed to the proposed changes.

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

1. APPROVE A TEMPORARY USE PERMIT TO PERMIT EXTENDED CONSTRUCTION HOURS AT THE BRICK AND MACHINE OFFICE DEVELOPMENT;
AND
2. AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO PREPARE AND ISSUE A TEMPORARY USE PERMIT DECISION LETTER ON BEHALF OF THE CITY COUNCIL; AND
3. AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO HAVE THE AUTHORITY TO EXTEND THE EXPIRATION DATE OF THE TUP (I.E. BEYOND THE SEVEN-MONTH PERIOD REQUESTED), PROVIDED THERE ARE NO NEW IMPACTS THAT WERE NOT CONSIDERED AND MITIGATED PRIOR TO APPROVAL OF THE TUP.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearings

None.

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Action Items

Item A-1

CC - (1) Receive a Presentation on Mid-Year Budget Monitoring Report; (2) Receive and File the Fiscal Year 2019/2020 Mid-Year Budget Monitoring Report; (3) Provide Notification to Public Inviting Comment and Input for the Upcoming Proposed Budget for Fiscal Year 2020/2021; (4) Approve Proposed Blanket Purchase Order Amendments; and (5) FOUR- FIFTHS VOTE REQUIREMENT: Approve Proposed Budget Amendments

Onyx Jones, Chief Finance Officer, introduced the item noting that the auditors were present to provide a report.

Kenneth Poon, Engagement Partner for the Audit, provided a short presentation on the Comprehensive Financial Report and the close out of fiscal year 2019; discussed the scope of work; the overview of financial statements; and audit results.

Council Member Fisch received clarification regarding the difference in the discount rates between the OPEB and the regular pensions, and the CalPERS rate.

Onyx Jones, Chief Finance Officer, provided an overview of Fiscal Year 2020 noting that it was already out of date due to fast moving changes; she indicated that revenue would be monitored monthly; discussed impacts of the coronavirus; she indicated that staff would monitor and ensure that the fiscal year concludes in a positive situation; and she summarized midyear 2019-2020, proposed midyear adjustments, and the proposed financial forecast.

Discussion ensued between staff and Council Members regarding the revenue offset; clarification on a typographical error; and staggered revenue.

Erica McAdoo, Financial Systems and Purchasing Manager, pointed out a minor mistake in the version of document provided earlier.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Paul Ehrlich reported sending an email to Council Members; expressed disagreement with the approach being taken; felt a decrease was likely; discussed the discount rate; issues with vulnerable populations; the need for major changes in events for seniors; using money designated for health to provide showers, drinking fountains and medical personnel to help the homeless; and he asked that the budget be re-done.

Discussion ensued between staff and Council Members regarding uncertainty ahead; the ten year forecast; support for analyzing the business tax proposal; portable handwashing stations; focus on COVID-19; the changing financial situation; working to stop the spread of the coronavirus; continuing food service at the Senior Center; assurances to Mr. Ehrlich that many of his suggestions were already in progress; the need for additional

clarity before making adjustments to the budget; the reserve policy; analyzing and preparing for things seen and unseen; reforming the business tax; the Finance Advisory Committee proposal; protecting and maintaining smaller businesses; ensuring that larger businesses pay their share; right-sizing; and taking the long view.

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

1. RECEIVE AND FILE THE FISCAL 2019/2020 MID-YEAR REPORT AS PROVIDED IN ATTACHMENT 1; AND
2. PROVIDE NOTIFICATION TO THE PUBLIC INVITING COMMENT AND INPUT FOR THE UPCOMING PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND
3. APPROVE THE BLANKET PURCHASE ORDER SUMMARY AMENDMENTS AS PROPOSED IN ATTACHMENT 3; AND
4. APPROVE THE BUDGET AMENDMENTS AS PROPOSED IN ATTACHMENT 2 (BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - (1) Consideration of a Recommendation from the Parks, Recreation and Community Services Commission Regarding Three Potential Action Items to Address the Culver City Age- Friendly Survey Findings, as Requested by the City Council on October 14, 2019; and (2) Direction to the City Manager as Deemed Appropriate

Corey Lakin, Parks, Recreation and Community Services Director, provided a summary of the material of record.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding Measure Y; the bench dedication and donation program; space limitations; tree donations; allocating funds for restroom maintenance; upgrading restrooms to comply with Americans with Disabilities Act (ADA) requirements; gender neutral bathrooms; painting benches at the Teen Center; and identification of which types of active services that seniors use the most.

Palvi Mohammed, Parks, Recreation and Community Services Commission Chair, discussed services provided at the Senior Center, and communicating available programs and facilities to non-participating seniors.

Discussion ensued between Chair Mohammed, staff and Council Members regarding Parks and Recreation equipment; the American Association of Retired Persons (AARP) survey; the restroom component; accessibility; a suggestion for additional surveying; benches; outreach; the AARP Age Friendly Park Toolkit; the focus on communication; challenges; engaging the part of the community that does not use online resources; the need to formulate a strategy for effective communication; Culver City Living magazine; staffing; the action item vs. the policy; Senior Center usage; capacity; bringing programming to the community; support for implementing a communications plan and strategy; the need for intelligent expansion to serve more people; sponsored benches; work on the Creek; development of pocket parks; creating a way to receive tax deductible donations for the Creek; Ballona Creek Renaissance; donations to support the parks; mobility and housing challenges for seniors; the ability to age in place; the current practice of putting in shade structures as parks are upgraded; providing shade for seniors; use of General Fund monies; implementation of a sponsorship program; coordination with Culver Arts; incorporating changes when upgrades are made; grant opportunities; making restrooms a priority; shortcomings; maintenance; increased cleaning; and addressing ADA compliance.

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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

Council Member Fisch reported the passing of Wanda Boulgarides.

Mayor Sahli-Wells discussed the many contributions to the community by Wanda Boulgarides and noted that her husband was former Mayor Jim Boulgarides.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER LEE THAT THE MEETING BE ADJOURNED IN MEMORY OF WANDA BOULGARIDES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL

NOES: NONE

ABSENT: ERIKSSON

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 9:31 p.m., the City Council adjourned in memory of Wanda Boulgarides to a regular meeting to be held on March 16, 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: _____