

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE
CULVER CITY GENERAL PLAN ADVISORY COMMITTEE

SPECIAL MEETING OF THE
CULVER CITY GENERAL PLAN
ADVISORY COMMITTEE
CULVER CITY, CALIFORNIA

February 11, 2021
7:00 P.M.

Call To Order & Roll Call

The special meeting of the Culver City General Plan
Advisory Committee (GPAC) was called to order at 7:03 P.M.

Members	Patricia Bijvoet, Member
Present:	Cicely Bingener, Member
	Peter Capone-Newton, Member
	Scott Malsin, Member
	Ken Mand, Member
	David Metzler, Member
	Jeanne Min, Member
	Freddy Puza, Member
	Denice Renteria, Member
	Frances Rosenau, Chair
	Claudia Vizcarra, Member (arrived at 7:09 PM)
	Jamie Wallace, Member (arrived shortly after Roll Call)
	Noah Zatz, Member
Members	Dominique DjeDje, Member
Absent:	Diana Hernandez, Member
	Wally Marks, Member
	Paavo Monkkonnen, Member
	Kristen Torres Pawling, Member
	Andrew Weissman, Member
Staff	Ashley Hefner Hoang, Advance Planning
Present:	Manager (Secretary)
	Lisa Pangelinan, Senior Management Analyst
	Lauren Marsiglia, Associate Planner
	Christopher Minniti, Planning Intern
Consultants	Meghan McNulty, Raimi + Associates
Present:	

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Public Comment for Items NOT On the Agenda

Secretary Hefner Hoang invited public comment. No attendees requested to speak. Secretary Hefner Hoang noted that there

would be another opportunity to speak on items not on the agenda at the end of the session.

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Consent Calendar Items

Secretary Hefner Hoang invited questions and discussion by GPAC Members on consent calendar items. No Members requested to speak.

Item C-1

1. APPROVAL OF MINUTES OF OCTOBER 8, 2020 GPAC MEETING

MOVED BY MEMBER METZLER, SECONDED BY MEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE SPECIAL MEETING OF OCTOBER 8, 2020 ARE APPROVED (ABSENT MEMBERS DJEDJE, HERNANDEZ, MARKS, MONKKONNEN, TORRES PAWLING, WALLACE, AND WEISSMAN; NO MEMBERS ABSTAINED).

Item C-2

1. APPROVAL OF MINUTES OF NOVEMBER 12, 2020 GPAC MEETING

MOVED BY MEMBER METZLER, SECONDED BY MEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 12, 2020 ARE APPROVED (ABSENT MEMBERS DJEDJE, HERNANDEZ, MARKS, MONKKONNEN, TORRES PAWLING, WALLACE, AND WEISSMAN; NO MEMBERS ABSTAINED).

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Action Items

Item A-1

1. ADMINISTRATION OF THE OATH OF OFFICE TO COMMITTEE MEMBER DJEDJE

No Oath of Office was administered as Member DjedJe was unable to participate in the meeting.

2. SELECTION OF AN INTERIM VICE-CHAIR

Secretary Hefner Hoang explained that the Vice-Chair seat is vacant as former Vice-Chair McMorris was elected to the City Council, the next Vice-Chair elected to the position

would be interim since the regular Chair and Vice-Chair selection date is scheduled for the July 15, 2021 regular GPAC meeting, there is no formal policy for Chair and Vice-Chair elections, and Members will use a virtual poll to nominate and select the interim Vice-Chair.

Discussion ensued between Members and staff about whether Members needed to be present to accept or decline a nomination, if Members could abstain from voting, and how the process would work.

Chair Rosenau opened the floor for interim Vice-Chair nominations. Members Bijvoet, Mand, Metzler, Monkkonnen, Torres Pawling, Renteria, and Vizcarra were nominated. Members Bijvoet, Metzler, Renteria, and Vizcarra declined their nominations. Members Monkkonnen and Torres Pawling were not present to accept or decline their nominations. Member Mand accepted his nomination.

Discussion ensued between Members and staff about whether to proceed with the nomination or wait until the next meeting, the regular selection meeting in July, the next phases of the General Plan Update (GPU) process, and budgeting for additional meetings.

Chair Rosenau invited Members to vote on the nomination of Member Mand for the Interim Vice-Chair seat.

Members unanimously voted in favor of selecting Member Mand for the position, absent Members Djedje, Hernandez, Marks, Monkkonnen, Member, Torres Pawling, Wallace, and Weissman. Secretary Hefner Hoang congratulated Interim Vice-Chair Mand.

3. PRESENTATION ON AND DISCUSSION OF PARKS, RECREATION, AND OPEN SPACES CONDITIONS IN CULVER CITY

Secretary Hefner Hoang explained the meeting agenda; the GPU project's phases and that the project has transitioned from identifying existing conditions, listening to the community, and developing vision and guiding principles to refining plan alternatives; and the process to create plan alternatives.

Discussion ensued between Members and staff about the level of detail involved in land use alternatives planning, the outreach process for owners and occupants of parcels

identified for land use changes, "not in my backyard" (NIMBY) residents, the relationship between the GPAC and Planning Commission, and community engagement. Secretary Hefner Hoang explained that the GPAC's input will be shared the Planning Commission, changes to the relationship between the GPAC and Planning Commission would require that City Council approve changing the GPU scope and project budget, and invited GPAC Members to contact her anytime to discuss the matter further.

Secretary Hefner Hoang continued presenting on upcoming GPAC meetings; the January 27, 2020 land use strategies community workshop and City Council/Planning Commission joint session, poll results, and topics discussed including approaches for targeting growth and addressing missing middle housing; the draft community vision statement, core values, and guiding principles; the purpose of the Technical Advisory Committees (TACs); TAC meetings timeline, topics, and summary availability from the first round of TAC meetings; and that TAC meetings are open to the public.

Meghan McNulty of Raimi + Associates presented on existing conditions of parks, recreation, and open space in Culver City; existing regulations and plans that shape parks, recreation, and open space; inventory of parks and open space, including facilities that the City does not own or operate; Ballona Creek revitalization efforts; recreational facilities that the City owns and operates; quality of park service, measured by the park service ratios (one that only includes City parks and another that counts City parks and other facilities), park need, different levels of access to parks across the city, and areas for improvement; funding for park improvements; and findings from the existing conditions analysis, including strengths and limitations of parks and recreational facilities.

Discussion ensued between Members and staff about policy options to increase funding sources for parks and recreational facilities; the creation of park districts; how development outside of Culver City, such as the Cumulus project, impacts park and open space resources; potential policies that require developers to pay fees to support parks and open space; the Los Angeles County Parks Needs Assessment map, including its metrics and factors, how to read the map, and how the map will be used to inform the GPU; strategies to increase pedestrian access to parks and

Ballona Creek; and potential for new park space along Ballona Creek.

McNulty presented on community feedback related to parks and open space; the importance of parks, recreation, and open space in making Culver City special; community responses to a micro-survey on Parks and Recreation, including what park improvements and types of programming people would like to see, and concerns about parks and recreation; the policy development process and the GPAC's role; guiding principles related to parks and open spaces; desired outcomes of the General Plan related to parks, including improved funding mechanisms, equitable access to parks and programming, protecting ecological assets, programming and amenities that meet the needs of residents, sustainability, and revitalizing Ballona Creek looking at case studies like Freeway Park in Seattle, programming and amenities that meet the community's health, educational, social, and safety needs; and policy ideas to achieve each desired outcome, including development impact fees, public-private partnerships, opportunities for parks in SB 1000 disadvantaged communities, the Inglewood Oil Field, adopting the Parks and Recreation Master Plan, alternative spaces to traditional parks like pocket parks and parklets, partnering with community partners, incorporating arts and cultural resources like the privately-owned public space in Boston called 'The Lawn on D', and the potential for Culver City to partner with Ballona Creek Renaissance.

McNulty presented four questions for Members to discuss: 1) Are there any other outcomes to consider? 2) Of the policy ideas presented, which ones do you think the General Plan should prioritize? 3) Are there policy ideas that are not listed here that should be considered? 4) What types of partnerships should the City prioritize in the General Plan goals and strategies to support equitable access to the benefits of parks, amenities, and programming?

Secretary Hefner Hoang noted that the Baldwin Hills Conservancy awarded a grant to the Public Works Department for a Greening the Greenway project along Ballona Creek, that the project would involve a lot of tree planting, and that the renovations and seating could serve as a model for improving other parts of Ballona Creek.

A Member discussed how different populations have differing park needs; making parks the heart of the neighborhood they

serve; the Culver West Park renovation; how people use Veteran's and Syd Kronenthal Parks; and prioritizing strategies that create an inviting place to spend time outdoors versus focusing on programs and organized sports.

Discussion ensued between Members and staff about using park and open space policies to inform housing policies, particularly for housing without access to private outdoor space; opportunities for increased housing density around parks; and identifying pieces of public land not used for park space that could be used for housing, particularly affordable housing. McNulty explained that parks and affordable housing is something that will be considered during the land use alternatives process.

Discussion ensued between Members and staff about improved lighting in parks, and where to focus lighting to increase access to parks and equity around gender and age. McNulty agreed that lighting in park to improve access at night.

Discussion ensued between Members and staff about Carlson Park as a dedicated green space with an outdoor theater and the feasibility of capping Ballona Creek for park space. Marsiglia explained that the Parks, Recreation & Community Services (PRCS) Department staff suggested capping the creek using bridges to increase the amount of usable space. Secretary Hefner Hoang explained that there are examples around the world showing how capping waterways is possible across large and small creeks using partnerships, communication, and patience.

A Member discussed how public space will likely transform in response to the pandemic; using developer fees to fund park services; mental health services, particularly for senior citizens; the importance of partnerships with Culver City Unified School District (CCUSD); connectivity and access to parks; and ensuring Ballona Creek is safe and accessible.

A Member discussed historical uses of parks in Los Angeles compared to contemporary park use design processes; parks as a place to linger; accessing parks by car rather than by walking and parking around parks; and integrating parks, mobility, and economy.

A Member discussed repurposing streets for open space like woonerfs, 'living streets' designed to prioritize social interactions rather than traffic.

A Member discussed the number of responses to the parks and open space survey; teen mental health during COVID-19; limited parks and recreation resources; re-claiming public space for parks and shifting away from parking adjacent to parks; using existing park space differently; prioritizing residents' access to parks and services; providing enough housing to meet the Regional Housing Needs Assessment allocation; increased density and enhancing mobility along Ballona Creek; and creating a policy to use value capture for increased density to improve Ballona Creek.

A Member discussed community engagement opportunities; partnerships with homeless outreach service providers to engage people experiencing homelessness at parks before they engage with police and partnerships with CCUSD; Veterans Park and the Senior Center as community hubs; capping Ballona Creek inspired by a privately-owned public river-front park in Tulsa, Oklahoma called the Gathering Place; and parklets, particularly near La Ballona or Tellefson Park in the Clarkdale neighborhood.

A Member discussed what specific funding sources and allocations there are for parks; how increased density can help capture development fees, including Quimby Act fees; increasing City budget allocation for parks and recreation; improving park lighting; existing policies for brand names and logos in parks as it relates to park funding; drawing inspiration for Ballona Creek from a creek project in Downtown Seoul, South Korea called Cheonggyecheon; and flexibility of public spaces.

A Member discussed capping Ballona Creek to increase space for different users and uses; the importance of asking community members if and how they use parks and what changes they want to see or not, and involving them in the planning process; and differing parks needs and uses.

Secretary Hefner Hoang paused the discussion to open the meeting to public comment.

Secretary Hefner Hoang read Hope Parrish's public comment into the record: One of the original requirements that Harry Hazel Culver set required that each builder

reserve five percent of residential development for parks; that Harry Hazel Culver believed heavily in community parks and play areas for children, which is why Culver City has the parks it has today; that the first park was Victory Park, now called Carlson Park; and that the first four parks in Culver City were Victory, Lindberg, Coombs, and the park now known as Syd Kronenthal.

Parrish shared that she loved the conversation about different uses of the parks and capping the creek; has lived in Culver City her entire life; thinks the parks have always had different purposes and does not think all the parks need jungle gyms or meditation areas; likes the idea of going door-to-door or having roundtables in the neighborhoods; thinks the City should try to find spaces in our community to build parks; loves Carlson Park and always has; likes the city's theaters in the park in the summer and loves driving by the parks and seeing various people playing different games and enjoying the park space in the shaded areas; thinks lighting is a concern in the City's parks and thinks lighting should be improved in parks and residential areas such as Carlson Park and that there is an acre and a half private residence on the corner of Madison and Farragut that the City tried to acquire so that the Gateway neighborhood could have a park, but the land was purchased before the City could get it approved, and there has always been a desire for the community to have common space to gather and meet.

Secretary Hefner Hoang closed the public comment period.

A Member discussed competing needs in the city; tripping hazard in El Marino Park; balancing school and community needs as it relates to parks; and how rental income of park fields helps bring in revenue for the park system.

Discussion ensued between Members and staff on the need for data on types of sports activities the community wants to understand whether existing infrastructure is underused, and whether the City should explore changes to infrastructure. Secretary Hefner Hoang explained that the GPU team would add this to the list of items on which to follow-up. McNulty mentioned that City Council has not adopted the Parks and Recreation Master Plan, that it includes findings from community needs assessment through engagement, and that the general plan can update the approach to community input on parks.

Discussion ensued between Members and staff about how people are drawn to public spaces by arts, culture, and human activity; the connection between parks and arts and culture; and why people go and stay in public spaces. Marsiglia mentioned a documentary called the Social Life of Small Urban Spaces that studies this topic.

Discussion ensued between Members and staff about whether a Culver City Parks Foundation exists. Secretary Hefner Hoang and McNulty said they did not think so but would confirm.

A Member discussed potential policies to use parks for Olympic training fields to gain revenue; using bond measures to improve parks and create new park space; permanent art installations and streamlined processes to temporarily transform streets into parks; amphitheaters built into parks; and a way to restructure the City departments so PRCS and Public Works collaborate more.

A Member discussed adding amphitheaters in parks; park funding; and connecting parks via electric shuttles.

Secretary Hefner Hoang thanked Members for their insight and questions.

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Public Comment for Items NOT On the Agenda

Secretary Hefner Hoang invited public comment. No attendees requested to speak.

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Receipt of Correspondence

Secretary Hefner Hoang stated that none was received.

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Items from Members/Staff/Consultants

Secretary Hefner Hoang noted that on February 8, 2021, the City Council approved amending the GPU scope to add a housing productions study. The study is possible due to the California Department of Housing and Community Development awarding the City with a Local Early Action Planning Grant

of \$150,000 to study housing production along Sepulveda Boulevard, and economic recovery and marketing analysis to re-use land citywide; and on March 8, 2021, City Council will appoint new Members to vacant GPAC seats.

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Adjournment

There being no further business, at 9:32 P.M., the General Plan Advisory Committee adjourned to a regular meeting on March 11, 2021, at 7:00 P.M.

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Ashley Hefner Hoang
SECRETARY of the Culver City General Plan Advisory Committee
Culver City, California

APPROVED _____

Frances Rosenau
CHAIR of the Culver City General Plan Advisory Committee
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Green
CITY CLERK

Date