

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

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

March 11, 2021  
7:00 P.M.

**Call To Order & Roll Call**

The regular meeting of the Culver City General Plan  
Advisory Committee (GPAC) was called to order at 7:14 P.M.

Members	Patricia Bijvoet, Member
Present:	Peter Capone-Newton, Member
	Dominique Djedje, Member
	Diana Hernandez, Member
	Ken Mand, Vice-Chair
	Wally Marks, Member (arrived 7:55pm)
	David Metzler, Member
	Jeanne Min, Member
	Freddy Puza, Member
	Denice Renteria, Member
	Claudia Vizcarra, Member
	Jamie Wallace, Member
	Noah Zatz, Member
Members	Cicely Bingener, Member
Absent:	Scott Malsin, Member
	Paavo Monkkonnen, Member
	Frances Rosenau, Chair
	Kristen Torres Pawling, Member
	Andrew Weissman, Member
Staff	Lauren Marsiglia, Associate Planner
Present:	(Secretary)
	Lisa Pangelinan, Senior Management Analyst
	Andrea Fleck, Planning Intern
Consultants	Eric Yurkovich, Raimi + Associates
Present:	Jessica Medina, Raimi + Associates

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**Public Comment for Items NOT On the Agenda**

Secretary Marsiglia invited public comment. No attendees  
requested to speak.

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**Consent Calendar Items**

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

Item C-1

**1. APPROVAL OF MINUTES OF DECEMBER 10, 2020 GPAC MEETING**

MOVED BY MEMBER BIJVOET, SECONDED BY VICE-CHAIR MAND AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE SPECIAL MEETING OF DECEMBER 10, 2020 ARE APPROVED (ABSENT MEMBERS BINGENER, MALSIN, MARKS, MONKKONNEN, TORRES PAWLING, AND WEISSMAN; NO MEMBERS ABSTAINED)

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**Action Items**

Item A-1

**1. PRESENTATION ON AND DISCUSSION OF ENVIRONMENTAL JUSTICE AND COMMUNITY HEALTH IN CULVER CITY.**

Secretary Marsiglia explained that attendees could use the chat to request to speak on action items and that Eric Yurkovich of Raimi + Associates, the lead consultants on the General Plan Update (GPU), would present on environmental justice and community health in Culver City.

Yurkovich welcomed Dominique DjeDje to the GPAC and discussed the presentation topics; the GPU project's phases, and the project's current phase in the process: refining land use and mobility alternatives followed by developing plans and policies; upcoming General Plan Advisory Committee (GPAC) and Technical Advisory Committee (TAC) meetings; and recent and upcoming public engagement activities, including the educational forum series that is ending mid-April, a community workshop on plan alternatives on April 29, 2021, a Planning Commission meeting on the Housing Element on May 12, 2021, and a tactical urbanism project that will be held sometime after June with the City's Tactical Mobility Lane Pilot Project (Phase 1).

Jessica Medina of Raimi + Associates presented on community health and environmental justice; the Planning for Healthy Communities Act (Senate Bill 1000 [SB 1000]), which requires cities to address environmental justice in general

plans; the history and current state of community health and environmental justice; the local agencies that focus on health and environmental justice, including Culver City Unified School District's Environmental Sustainability Committee, the Los Angeles Department of Public Health, California Environmental Justice Alliance, and grassroots organizations; how to incorporate community health and environmental justice concepts into the GPU; the Healthy Communities Framework, which specifies goals and metrics for developing healthy communities and what assumptions the framework applies; how the intersection of policies, programs, plans, the physical and natural environment, and social and economic relationships impact health outcomes and the physical and natural environment; definitions of equity and the differences between procedural, distributional, and structural equity; how environmental justice is defined under California law; the goals of SB 1000 to integrate equity concepts into general plans by identifying disadvantaged communities and prioritizing their needs, reducing health risks in those communities, and promoting civic engagement in decision-making processes; how California law defines and measures disadvantaged communities; cap and trade funding for disadvantaged communities; how Culver City uses the term "SB 1000 priority neighborhoods" to refer to designated disadvantaged communities; how the GPU will apply the Healthy Communities Framework and environmental justice concepts during different phases of the process, including the technical analysis, engagement, and policy development phases; findings from the Existing Conditions Report and input from the community engagement process; health outcomes of Culver City residents; geographic and racial disparities in life expectancy and other health outcomes in Culver City; methods used to determine SB 1000 priority neighborhoods in Culver City, including using California Communities Environmental Health Screening Tool (CalEnviroScreen) data on low-income areas, local data, and public input; pollution exposures in the city and how Culver City health scores compare to the rest of the state based on CalEnviroScreen; the disproportionate impact of pollution exposures on low income communities in Culver City and citywide pollution exposure issues; assessment tools for identifying SB 1000 priority neighborhoods, including income, pollution exposure, historical context, health outcomes and behaviors, demographic and socioeconomic assessment, and resilience to climate and natural hazards; factors that may explain why the Clarkdale

and Culver/West neighborhoods are SB 1000 priority neighborhoods, including income, high concentration of people experiencing homelessness, and new development projects leading to displacement, racial generational income gaps, segregation patterns, and displacement risks; what the community identified as needs and concerns for the SB 1000 priority neighborhoods, including improved access to healthy food, reducing traffic density, increasing housing affordability, increasing services for persons experiencing homelessness, enhancing public services, reimagining public safety, naturalizing the Ballona Creek, and improving access to mental health services; ideas community members have voiced to increase equity throughout GPU process, including highlighting histories and experiences of residents, inviting younger people to participate in the planning process, and prioritizing the needs of disadvantaged communities; and invited questions from Members.

Secretary Marsiglia asked whether the consultants wanted to open public comment or hear from Members. Yurkovich clarified that he was inviting clarifying questions from Members before the discussion on policy ideas.

A Member asked how the Inglewood Oil Field (IOF) and mobility relate to the discussion on health and environmental justice. Medina explained that the Existing Conditions Report (ECR) briefly covers the IOF; the City is collaborating with the County on a technical analysis and health assessment related to the IOF, and staff must respond to the findings from the health assessment process before further discussion can occur. Secretary Marsiglia stated that City staff would follow up with more information on the health assessment process. Yurkovich discussed the importance of considering active transportation in improving air quality, reducing vehicle miles traveled (VMT), and reducing mobile sources of emissions from vehicle travel and stationary sources; how air quality data is aggregated for the Southern California region; that local air quality conditions may differ from what the data indicate; and that stationary sources of emissions are regulated at a regional scale.

Discussion ensued between Members and staff on what data sources were used to determine SB 1000 priority neighborhoods. Members asked whether the data sources that informed the SB 1000 priority neighborhoods were

comprehensive enough, considered key income and equity factors, were too high-level, or neglected households in wealthy neighborhoods adjacent to freeways and other pollution sources. Medina explained how the guidance from the California Office of Planning and Research informed SB 1000 priority area designations, that CalEnviroScreen data are at the Census Tract Level, and how low-income areas were evaluated at the block-group level; opportunities for the GPAC and local data to modify the priority area boundaries and inform local policies based on local conditions; and whether we can use geographic measurements besides Census tracts.

Discussion ensued between Members and staff about what sources of data staff used, and whether local data exist that could be incorporated into the SB 1000 priority area analyses. Medina discussed the various sources staff used, including city- and county-level data from the Los Angeles County Department of Public Health, socioeconomic demographic census data, and other sources; and how the ECR will include the City's forthcoming code enforcement data analysis.

Discussion ensued between Members and staff about air quality levels in the Culver West neighborhood and what contributes to high pollution levels in the area; how data can differ from people's experience; and concerns about the data reflecting local conditions. Yurkovich discussed examples of initiatives to measure air quality in cities, like one in the Bay Area, and how the GPU team will ensure the data matches actual conditions so we understand the health hazards and can develop proper policies.

Secretary Marsiglia reminded Members to lower their digital hands when they are done speaking and reminded attendees how to submit a public comment for the agenda item.

Yurkovich invited the public to ask clarifying questions now and hold comments until the end. Secretary Marsiglia explained that she would check-in with the members of the public who requested to speak to see how they would like to proceed and invited Medina to continue the presentation.

Medina discussed how the General Plan can address health and environmental justice issues; how health and environmental justice relates to the GPU vision and guiding principles; the GPU's policy development process:

developing desired outcomes based on guiding principles and community input and working with the GPAC to translate ideas into policies; how desired outcomes were drafted in the policy development process; how health and environmental justice relates to other GPU elements; some policy ideas to achieve the GPU's desired outcomes; examples of less traditional policy options that other cities have implemented, including participatory budgeting and raising community awareness of land use planning through art; and asked the Members three questions: 1) Are there other areas of Culver City that should be considered as SB 1000 priority neighborhoods and why? 2) Do you have any comments on the policies, citywide and for SB 1000 priority neighborhoods? What is missing and what should be priorities? 3) What types of partnerships should the City prioritize in the General Plan goals and strategies to support equitable access and promote health and environmental justice?

Medina shared a link to an online engagement platform called Konveio where Members could share their thoughts on the policy options discussed in the presentation. Yurkovich invited Members to participate and explained that a discussion would follow the activity.

Discussion ensued between Members and staff about the definition of SB 1000 priority neighborhoods. Medina explained that there are various definitions, and that these neighborhoods are traditionally defined as low-income areas with high pollution burdens; that the definition is flexible; and how the GPAC can create additional criteria to inform SB 1000 priority areas.

Discussion ensued between Members and staff about how SB 1000 priority neighborhoods fit into the GPU process and SB 1000 requirements for addressing policy issues in priority neighborhoods. Yurkovich explained how the law allows cities to decide how to address challenges in SB 1000 priority areas; how its intention is to consider how health and environmental justice and the SB 1000 priority areas relate to other elements.

Secretary Marsiglia invited attendees to participate in the online activity.

Yurkovich read comments Members left on the SB 1000 priority neighborhoods map about health risks in McManus,

McLaughlin, Fox Hills and part of Jefferson Boulevard; whether those areas should be classified as SB 1000 priority neighborhoods; and invited Members to discuss their comments.

Discussion ensued between Members and staff about how the northeast section of the City is a lower-income area with few services available. Yurkovich explained that data indicate that this section of the City is low-income, and the GPU team will review it closely.

Discussion ensued between Members and staff about traffic, potential residential displacement, and new jobs arriving in the McManus area; how McManus could become an SB 1000 priority area; and the need for mobility improvements and access to affordable services in the McManus neighborhood. Yurkovich confirmed that McManus's existing qualities indicate it is becoming more of a low-income area.

Discussion ensued between Members and staff about other data to use to help identify other vulnerabilities in SB 1000 priority areas and to inform new priority areas. Yurkovich explained that the ECR considers city-level health indicators that may be informative.

Discussion ensued between Members and staff about the impacts of the 405 freeway on health in the McLaughlin neighborhood and along Sawtelle and Culver Boulevards. Yurkovich explained that staff can review those areas more closely.

Discussion ensued between Members and staff about health and air quality concerns for residents along Jefferson Boulevard from proximity to the IOF. Yurkovich explained how Assembly Bill 617 (AB 617) air quality monitoring will examine local impacts of the IOF.

A Member commented on the Fox Hills neighborhood and how it is very dense, has a history of being under-resourced and having racial tensions; and includes the Westfield Mall.

Yurkovich invited Members to add on to their comments.

Discussion ensued between Members and staff about air traffic, noise, and emissions from airplanes flying over Culver City; and changes in flight patterns over the city.

Yurkovich commented that we can research these issues and talk to LAX about their flight patterns.

A Member explained how the Amazon warehouse just outside of Culver City near Fox Hills has discussed using drones for delivery, and that Culver City should consider the potential impacts of drones.

Discussion ensued between Members and staff about poor access to affordable, fresh foods in McManus, Culver/West, and other underserved neighborhoods; data on healthy foods access, including areas like McManus that are not identified as low-income but lack access to healthy food; the various expensive food options available in McManus, including a Whole Foods under construction, Santa Monica Co-op, and Sprouts. A Member commented on how existing healthy food options in the McManus neighborhood may not be affordable and accessible to low-income residents. Medina explained that staff's analysis showed some low-income areas that do not have access to healthy food and how some places did not appear in the analysis but seem to have limited access. Yurkovich explained that the team will look more closely at food access issues in the McManus neighborhood.

Discussion ensued between Members and staff on the desired outcomes of the GPU related to health and environmental justice related to the role and responsibility of other residents and neighborhoods to support underserved communities, and that it is a good question for property owners to consider. Yurkovich noted that the question can help inform policy development and implementation.

Yurkovich read a Member's comment suggesting shortcomings in how the City frames the concept "reimagining public safety" and how the concept can consider improving health impacts of policing.

Discussion ensued between Members and staff on how increasing transparency and accountability in law enforcement does not adequately change underlying functions, that we should ensure law enforcement inflicts fewer harms, and how reimagining public safety usually connotes restructuring and reducing reliance on policing as a public safety tool. Yurkovich invited others to add on to this comment.



A Member commented on how hostile the Culver City Police Department (CCPD) is towards Culver City residents and residents of neighboring cities, the responsibility of CCPD to the broader community, and ensuring that residents and visitors alike feel safe when they visit Culver City.

Discussion ensued between Members and staff on Culver City's geographical location surrounded by Los Angeles; how trees are distributed throughout the city and provide shade, beauty, and improve air quality; the lack of trees and shade in certain areas of the city; improving street lighting; and increasing Wi-Fi service through Culver Connect. Yurkovich explained the benefits of trees in improving air quality, stormwater management, and reducing the heat island effect and the inequitable distribution of trees in Culver City.

A Member commented on the increase in crime in Fox Hills, the importance of education as an alternative to policing, talking to communities directly harmed by policing, alternatives to policing and incarceration, re-distributing resources currently housed in police department, and how to reduce crime in alternative ways in the long-term and create stable communities.

A Member commented on the importance of feeling safe when moving through spaces from neighborhood to neighborhood as a pedestrian, cyclist, and driver and how to ensure that using certain modes of travel do not result in a greater likelihood of being stopped by police.

A Member expressed concerns about the influx of new jobs, the increased demand for housing, housing affordability, and displacement risk in Culver City.

Secretary Marsiglia opened the discussion to public comment.

Paul Ferrazzi commented on how the GPAC and staff should consider a strategy to improve local air quality monitoring; the City use low-cost air quality monitors that a company called Clarity in Berkeley, CA offers in neighborhoods near the IOF and in the SB 1000 neighborhoods; staff should contact school nurses to find out how many asthma inhalers they have to keep for students; fixed sources of pollution from the IOF, including stormwater basins overflowing toxic substances

into Ballona Creek and odors from soil linked to toxic emissions, are spreading across the IOF; his role in developing the Health Risk and Environmental Justice Study that the LA County Public Health Department requires every 5 to 7 years, and that no study has been completed; and his belief that polluting industries rule the state's regulatory agencies. Yurkovich explained that these issues could be part of the GPU's implementation actions.

Secretary Marsiglia read a question submitted by a Member asking if there is an extensive air quality assessment underway. Ferrazzi explained that the California Air Resources Board (CARB) is conducting a Study of Neighborhood Air near Petroleum Sources (SNAPs) for the summer of 2021 to comply with AB 617; that CARB will set up stationary labs at two locations in Culver City and a mobile truck to analyze air quality, and that the City could promote a route for them to take.

Yurkovich explained how the GPU Environmental Impact Report (EIR) will assess air quality but it will focus mainly on mobile emissions sources.

Discussion ensued between Members and staff on the limitations of EIRs as they address toxic land, but focus on residual toxicity levels from industry and the EIR process for identifying pollutants (i.e., using an inventory of known sources of pollution and analyzing the impact of pollution on future growth of the city). Medina explained how the City has an opportunity to develop a policy or program that proactively identifies and addresses active land uses that may be polluting, such as the Clean Up Green Up program in the City of Los Angeles, and can adopt corresponding zoning that address those pollutants. Yurkovich noted industrial land uses and known pollution sources are concentrated adjacent to Ballona Creek.

Medina read a comment on the online engagement platform about inviting input from community groups in adjacent neighborhoods.

Discussion ensued between Members and staff on participatory budgeting, local pollution monitoring including an example of an app in Amsterdam that recommends pedestrian and bike routes based on air quality, and youth engagement to instill a sense of responsibility in the next generation. Medina explained how the advisory body working

on the participatory budget process in the City of Long Beach set parameters for participants, including those who experience barriers to participate in traditional processes.

Medina discussed efforts to engage community groups in the GPU process and invited Members to make suggestions for how to improve public engagement.

Yurkovich thanked Members for their comments, invited Members and attendees to continue adding comments to the online engagement platform for the next few days, and discussed the upcoming GPAC meeting on April 8, 2021 on land use alternatives.

A Member asked staff to distribute the meeting materials to Members before the April 8, 2021 GPAC meeting. Yurkovich said staff will try their best to give the Members enough time to review the materials.

Secretary Marsiglia opened the public comment period. No members of the public requested to speak.

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#### **Public Comment for Items NOT On the Agenda**

Secretary Marsiglia invited public comment. An attendee requested to speak but was not available during the public comment period.

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#### **Receipt of Correspondence**

Secretary Marsiglia stated that none was received.

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#### **Items from Members/Staff/Consultants**

Secretary Marsiglia noted the GPU project website has information on upcoming GPU events, including those related to health and environmental justice; the upcoming TAC meeting on March 23, 2021 on sustainability, parks, and open space; the City Council meeting on March 15, 2021, in which City Council will review a request to collaborate

with UC Davis to test a new public engagement tool at the Environmental Justice and Health workshop; and the City Council meeting on March 22, 2021, in which City Council will consider the Housing Element Guiding Principles. Secretary Marsiglia explained that the City Clerk will post materials for the City Council meetings closer to the meeting dates; project staff will present an update on the GPU to City Council in the next few months; and the Story Bank is available until the end of April to share stories about Culver City.

Yurkovich noted that the online engagement platform used during the meeting would be available for a week for Members and invited attendees to post additional comments.

Vice-Chair Mand asked how many more GPAC meetings the budget allows with the consultants. Yurkovich noted that four more meetings are in the City's budget, but that Raimi + Associates has budget allocated for additional meetings; that the consultants are working on policy frameworks that the GPAC will provide feedback on in the coming months; and GPAC meetings will be held to consider those policies.

Secretary Marsiglia noted that some attendees had technical difficulties using the online engagement platform, and that attendees could email [advance.planning@culvercity.org](mailto:advance.planning@culvercity.org) or upload comments to the GPU project website ([www.pictureculvercity.org](http://www.pictureculvercity.org)).

Vice-Chair Mand thanked consultant team.

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### **Adjournment**

There being no further business, at 9:12 P.M., the General Plan Advisory Committee adjourned to the regular meeting on April 8, 2021, at 7:00 P.M.

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

APPROVED \_\_\_\_\_

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Ken Mand for Frances Rosenau  
VICE-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.

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Jeremy Green  
CITY CLERK

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Date