

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

July 25, 2016
5:30 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jim B. Clarke, Mayor
Jeffrey Cooper, Vice Mayor
Meghan Sahli-Wells, Council Member
Thomas Small, Council Member

Absent: Göran Eriksson, 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

The City Council recessed to Closed Session to consider the following items:

CS-1 Conference with Real Property Negotiators

Re: 8910, 8918, 8936 Venice Boulevard

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

Other Parties Negotiators: Robert Lam, Nick Wayne, Robert Martinez

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

CS-2 Conference with Legal Counsel - Anticipated Litigation

Re: Initiation of Litigation - 1 Matter

Pursuant to Government Code Section 54956.9(d)(4)

CS-3 Conference with Legal Counsel - Existing Litigation

Re: Paula Cruz et al. v. City of Culver City et al.

Case No. B265690

Pursuant to Government Code Section 54956.9(d)(1)

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Reconvene

Mayor Clarke reconvened the City Council and convened 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 Council Member Eriksson).

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Invocation/Pledge of Allegiance

The invocation was led by City Manager, John Nachbar and the Pledge of Allegiance was led by Albert Vera.

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Report on Action Taken in Closed Session

Mayor Clarke indicated nothing to report out of closed session.

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Presentations

Item P-1

Presentation of Certificates of Recognition to Sister City Visitors from Iksan, Republic of Korea

Barbara Honig, Culver City Sister Cities Committee, introduced guests from Iksan, South Korea.

Several guests from Iksan, South Korea thanked the City for inviting them to Culver City and for their hospitality.

Mayor Clarke presented Certificates of Recognition to Sister City Visitors from Iksan, South Korea.

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**Community Announcements by City Council Members/
Information Items from Staff**

Mayor Clarke discussed procedures for public speaking noting that there were multiple speakers concerned with The Sunshine Camp and he suggested that Mr. Pulido and two representatives from the families speak to the City Council, with other interested residents encouraged to speak with Parks, Recreation and Community Services Director Dan Hernandez in the lobby for additional information.

Paul Condran, Fleet Services Manager, introduced staff members; discussed the 100 Best Fleets in North America program; recognition received by the City; the Elite Fleet designation; and he acknowledged the hard work of staff to achieve the designations.

Mike Bowden, Assistant Fire Chief, provided an update on the Sand Fire and participation by the Culver City Fire Department.

Mayor Clarke thanked the Fire Department for their efforts.

Captain Ron Iizuka, Police Department, invited everyone to attend National Night Out on August 2 at Veterans Park from 4 - 7 p.m.; announced a Neighborhood Watch meeting on August 9 at Lindberg Park to get other neighborhoods involved; he discussed emergency preparedness; and he indicated that additional information was available by contacting Lieutenant Sam Agaiby.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR COOPER THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF GLORIA ESTOLANO.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Council Member Sahli-Wells congratulated Mayor Clarke on his appointment to the Transportation Committee of the Southern California Council of Governments, and she invited everyone to attend the free Summer Concert series on Thursday nights until August 11.

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Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Adan Pulido discussed his termination without cause as an independent contractor with the City of Culver City; reported support from parents; he asked that the issue be placed on the August 8 City Council agenda for discussion; he discussed growing up in Culver City; his development of Sunshine Camp; and he indicated that he did not know what he did wrong.

Hilary Ketchum, parent of two Camp Sunshine attendees, expressed concern with the process; expressed support for Mr. Pulido; pointed out the need for good educators; the absence of rights for independent contractors; and she asked for help from the City Council.

Jaden Van Meter felt that Camp Sunshine was one of the best camps he had ever been to and he wanted the camp to stay in Culver City so he can keep going to it every year.

Mayor Clarke thanked those who came to the meeting to express their views and he suggested that interested parties confer with Parks, Recreation and Community Services Director Daniel Hernandez in the lobby area.

Sam Spector discussed the turnout and support for Mr. Pulido and he hoped that the City would support him too.

Marcus Tiggs, Fiesta La Ballona Committee, invited everyone to attend Fiesta La Ballona from August 26-28; he

discussed the schedule; activities; entertainment; he recognized staff members and volunteers who have played an integral role; and he read the names of Fiesta sponsors.

Sonia Karroum, Culver City Sister Cities Committee, read a letter of appreciation from Lethbridge, Canada, to Kelly Reitzfeld, Youth Ambassador, for her speech to Lethbridge high schools on the benefit of visiting Culver City.

Dr. Janet Hoult read a poem in support of Culver City Firefighters.

Gary Silbiger discussed open government and public participation; expressed concern with correspondence sent to the City Clerk's office not read at the meeting; he proposed that email sent to the City Clerk's office be read at the meeting for the public to hear and that, at the discretion of City Council Members, email sent to them be read as well; written comments submitted by meeting attendees be read at the meeting; and he suggested that other ways for residents to be heard should be publicized on the website or included on the agenda.

Discussion ensued between staff and Council Members regarding past practices regarding written comments received in the office; Receipt of Correspondence; specific requests to have items read; current policy; the Committee to examine Council policies; and written comments from those physically present at the meeting.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON JULY 25, 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Consent Calendar

Council Members discussed items that they had questions on or needed to recuse themselves from.

MOVED BY VICE MAYOR COOPER AND SECONDED BY MAYOR CLARKE
THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1
THROUGH C-5 AND ITEM C-7.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY
BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR
JULY 5, 2016 - JULY 15, 2016.

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Item C-2

CC:HA:SA - Meeting Minutes

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY
BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE
REGULAR MEETING OF JULY 11, 2016.

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Item C-3

**CC - Approval of an Agreement with Clean Energy Renewables
for the Purchase and Delivery of Clean Energy Redeem 100%
Renewable Natural Gas (RNG) and Consulting Services for
the Management of the City's Participation in the Low
Carbon Fuel Standard Program for a Five-Year Term**

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH CLEAN ENERGY FOR THE PURCHASE AND DELIVERY OF CLEAN ENERGY REDEEM 100% RENEWABLE NATURAL GAS (RNG) AND CONSULTING SERVICES FOR THE MANAGEMENT OF THE CITY'S PARTICIPATION IN THE LOW CARBON FUEL STANDARD PROGRAM FOR A FIVE YEAR TERM; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

CC - Approval of a Purchase Order for the Transportation Department's Acquisition of One Mobile Vehicle Lift System From Southwest Lift & Equipment, Inc. in an Amount Not-To-Exceed \$59,825

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER FOR THE PROCUREMENT OF ONE MOBILE VEHICLE LIFT SYSTEM FROM SOUTHWEST LIFT & EQUIPMENT, INC. IN AN AMOUNT NOT-TO-EXCEED \$59,825; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-5

CC - Adoption of a Resolution Approving an Encroachment Agreement with Extenet Systems for Use of Culver City Public Right-Of-Way to Install Fiber Optic Cable In The Area Surrounding Walgrove Avenue/Zanja Street In Culver City

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT

WITH EXTENET SYSTEMS FOR PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY NEAR WALGROVE AVENUE AND ZANJA STREET AS SHOWN IN THE ATTACHED SYSTEM EXHIBIT; AND,

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

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

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Item C-7
(Out of Sequence)

CC - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of an Amendment to Existing Agreement with Gold Coast K9 for Police Service Dog and Handler Monthly Training, Extending The Term Through June 30, 2020 in an Additional Amount Not-To-Exceed \$52,000.00

THAT THE CITY COUNCIL:

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES; AND

2. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH GOLD COAST K9 FOR POLICE SERVICE DOG AND HANDLER WEEKLY TRAINING EXTENDING THE TERM THROUGH JUNE 30, 2020 IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$52,000.00 (\$13,000 PER YEAR); AND

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

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

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Item C-6
(Out of Sequence)

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Duquesne Avenue Slurry Seal and Striping Project, PS007

MOVED BY VICE MAYOR COOPER AND SECONDED BY MAYOR CLARKE
THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE
DUQUESNE AVENUE SLURRY SEAL AND STRIPING PROJECT, PS007;
AND,
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR
THIS PROJECT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SMALL
NOES: NONE
ABSENT: ERIKSSON
RECUSED: SAHLI-WELLS

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Item C-8
(Out of Sequence)

**CC - (1) Waiver of Competitive Bidding Procedures; (2)
Approval of a Fourth Amendment to the Existing
Professional Services Agreement with Stephen Whipple for
Farmers' Market Management Services; and (3) Direction to
City Staff to Initiate A Request For Proposals For
Farmers' Market Management Services Prior To The
Expiration Of Such Agreement**

Council Member Small noted that recent actions by the City
Council have encouraged competitive bidding procedures to
be conducted.

John Nachbar, City Manager, indicated that staff would
assiduously go through a process to seek proposals in the future.

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES; AND,
2. APPROVE A FOURTH AMENDMENT TO THE EXISTING PROFESSIONAL
SERVICES AGREEMENT WITH STEPHEN WHIPPLE FOR FARMERS'
MARKET MANAGEMENT SERVICES WHICH WILL (1) EXTEND THE TERM
THROUGH JUNE 30, 2017; (2) MAINTAIN THE HOURLY RATE OF
\$32.00 FOR MARKET MANAGEMENT SERVICES, NOT TO EXCEED 25
HOURS PER WEEK FOR A TOTAL NOT-TO-EXCEED \$41,600; (3)

REIMBURSE MR. WHIPPLE FOR MARKET ASSISTANTS AT THE RATE OF \$14.00 PER HOUR, NOT TO EXCEED 20 HOURS PER WEEK, FOR A TOTAL NOT-TO-EXCEED \$14,560; (4) RESULT IN AN AGGREGATE NOT-TO-EXCEED FUNDING AMOUNT OF \$56,160 FOR FISCAL YEAR 2016/2017 (EXCLUDING REIMBURSEMENT OF APPROVED FARMERS' MARKET RELATED EXPENSES); 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; AND,

5. DIRECT CITY STAFF TO INITIATE AN RFP PROCESS FOR FARMERS' MARKET MANAGEMENT SERVICES PRIOR TO THE EXPIRATION OF SUCH AGREEMENT.

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Item C-9

CC - Approval of a Second Amendment to the Existing Professional Services Agreement with KOA Corporation for Design and Construction Management Services on the Hayden Tract Spur Parking Lot Project in an Additional Amount Not-To-Exceed \$10,000

Council Member Small received clarification regarding the purpose of the request for an additional \$10,000; money necessary for materials testing; length of the project; parking displacement; and minimization of interruptions.

Additional discussion ensued between staff and Council Members regarding a forthcoming report in September.

THAT THE CITY COUNCIL:

1. APPROVE A SECOND AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION FOR DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE HAYDEN TRACT SPUR PARKING LOT PROJECT TO INCREASE THE SCHEDULE OF COMPENSATION BY AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$10,000 TO PAY THE COST FOR REQUIRED MATERIAL TESTING SERVICES RELATED TO THE PROJECT.; AND,

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

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

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-8 AND C-9.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Order of the Agenda

Mayor Clarke received clarification that there were no speaker cards for PH-1 and he asked that the item be held until after the Action Items with those items with speaker cards moved forward on the agenda.

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Public Hearings

Item PH-2
(Out of Sequence)

CC - Public Hearing - Introduction of an Ordinance (1) Approving Comprehensive Plan (CP) - P2015054; Zoning Code Map Amendment (ZCMA) - P2015055; General Plan Map Amendment (GPMA) - P2015056; and Tentative Tract Map (TTM) - P2015057 and (2) Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to Allow the Subdivision of an Existing 4.35 Acre Site into 10 New Land Lots for the Development of a 90-Unit/110-Bed Senior Citizen Residential Care Facility for Assisted Living and Memory Care, Eight New Single Family Homes and the Retention of One Existing Single Family Home Located at 3814 Lenawee Avenue

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Jose Mendivil, Associate Planner, presented a summary of the material of record.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council.

David Boyd, DJB and Associates, provided a slide presentation on the property; noted the transitional nature of the zone; discussed surrounding areas; constraints of the site; the site analysis; traffic; buffer zones; access; parking; the proposed Assisted Living Facility; landscaping; the legacy home; Low Impact Design; variety of design; driveway designs; and cul-de-sac homes.

Discussion ensued between staff, Council Members and Mr. Boyd regarding the amount of assisted care vs. memory care; the fault zone; environmental standards; climate appropriate plants; drought tolerant landscaping; Cal Green Codes; Condition 30; the requirement for review and approval by staff; the Parkway Ordinance; the Urban Forest Master Plan; the Street Tree Master Plan; accommodations for low income clients; environmental protections inside the structures to protect seniors; La Cienega Boulevard; and the adjacent Oil Fields.

David Simon, Integral Senior Living, discussed filtration through the HVAC system.

Additional discussion ensued between staff, Council Members and Mr. Simon regarding going above and beyond the normal air filtration; the concentration of senior living on a highly trafficked highway; requirements beyond the building code; incorporating more restrictive conditions; the standard for review; coordination with the HVAC contractor; air quality complaints; the set back; including wording to indicate that the applicant shall work with the City to install a high efficiency air filtration system; impacts to cost and design; at risk populations; clarification that the facility is not a public facility; concern with placing the restrictions on the business; discretion of the customer; LEEDS standards vs. Cal Green standards; building a state of the art community; requiring a study; and a suggestion that staff work on language to address the air quality concern.

Jennifer Yale Cyr asked that there be a guarantee that trees be planted between the structure and her back yard noting that other neighbors faced the same issue.

Discussion ensued between staff, Council Members and the applicant regarding agreement to plant trees to screen the back yard, and staff agreement that language be added to the landscape condition that trees be added in consultation with the neighbors.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Additional discussion ensued between staff and Council Members regarding the integrity and authenticity of the project; the process; guidance; whether the project is the best use of the site; creating community; the intentions of the applicant; adding a child care component; rear setbacks; deeper filtration for the residents; and the fact that the property is a legacy property.

Sol Blumenfeld, Community Development Director read verbiage regarding the high efficiency air filtration system: "The applicant shall provide a study to install a high efficiency air filtration system and install same if economically feasible."; and in addition to Condition 30, the landscape condition: "Landscape plan shall include drought tolerant, native planting and shall be in compliance with the Street Tree Master Plan as applicable. Such landscape plans shall include planting to effectively provide a privacy screen in consultation with the abutting owners."

The applicant indicated acceptance of the conditions.

Further discussion ensued between staff, the applicant and Council Members regarding the Parkway Ordinance; the Urban Forest Master Plan; clarification that the screening requirement would be in consultation with the homeowners; traffic issues; cut through traffic; alternative mitigation solutions; naming of the cul-de-sac; and staff agreed to add wording to include the Parkway Ordinance.

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL: INTRODUCE THE PROPOSED ORDINANCE (1) APPROVING COMPREHENSIVE PLAN (CP) - P2015054 AS AMENDED BY THE CITY COUNCIL; ZONING CODE MAP AMENDMENT (ZCMA) - P2015055; GENERAL PLAN MAP AMENDMENT (GPMA) - P2015056; AND TENTATIVE TRACT MAP (TTM) - P2015057 SUBJECT TO THE CONDITIONS OF APPROVAL; AND (2) ADOPTING THE RELATED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, BASED ON THE INITIAL STUDY, FINDING THAT THE PROJECT, WITH MITIGATION MEASURES INCORPORATED, WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, TO ALLOW THE SUBDIVISION OF AN EXISTING 4.35 ACRE SITE INTO 10 NEW LAND LOTS FOR THE DEVELOPMENT OF 90 UNIT/110 BED SENIOR CITIZEN RESIDENTIAL CARE FACILITY FOR ASSISTED LIVING AND MEMORY CARE, 8 NEW SINGLE FAMILY HOMES AND THE RETENTION OF ONE SINGLE FAMILY HOME LOCATED AT 3814 LENAWEE AVENUE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Sol Blumenfeld, Community Development Director, clarified that conditions to the project as described would be amended as directed by the City Council.

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Action Items

Item A-2
(Out of Sequence)

CC - Appeal of the Planning Commission's Decision on the Culver Studios Comprehensive Plan Conformance Review, Determining that the Revised Plans for Building Y and the Van Buren Parking Structure Provide Additional Visual Enhancements and Minimize Potential Impacts to Adjacent Residential Uses in Conformance with Condition No. 106 of Planning Commission Resolution No. 2015-R098

Heather Baker, Assistant City Attorney, clarified the limited scope of the appeal being considered; she noted that the underlying project was approved by the City Council on December 14, 2015 and that approval was a final position so the project cannot be reconsidered as a whole and additional conditions cannot be imposed; and she indicated that the decision before the City Council is solely regarding whether the revised design for Building Y and the Van Buren parking garage are in conformance with the project conditions of approval.

Mayor Clarke asked that the public limit their comments to the particular issues being considered.

Thomas Gorham, Planning Manager, provided a summary of the material of record.

Mayor Clarke received clarification that the vote of the Planning Commission had been unanimous.

Sol Blumenfeld, Community Development Director, reported that drawings were available showing setbacks for the Van Buren Parking Garage.

Michael Hackman, CEO of Culver Studios, thanked the City and neighbors for their support and discussed efforts to work out differences.

Jim Suhr discussed the appeal of the conformance review; reported that the Studio had worked successfully with staff and the neighbors to resolve concerns about the protection of street trees; noted that an acceptable resolution had been found that would allow the creation of the 18 foot step back on the sixth floor of the Van Buren Parking Garage; he discussed the substantial design changes already made; the Conformance Review focused on the south and west facades of Building Y and the west façade of the parking structure; the five foot setback along the ground floor of Building Y along the south and west property lines adjacent to residential neighbors; the elimination of windows facing west; the elimination of the basement level; reductions to construction impacts on the neighbors; the enclosed exterior deck on the second floor; the elimination of the deck on the third floor; planters along the edges of the fourth floor deck; conformance of the roof area with the City height ordinance; sight line studies; the sloped wall element on the west to further reduce building mass and enclose the exterior stairway; noise spillage; absence of windows on the west wall; east windows on to Ince Boulevard; enclosure of the circulation zone; creation of additional setbacks of the parking garage; the 18-foot north and south side setbacks; setback of the underground levels; protection of the street trees; façade articulations; the aluminum fin wall; offset elements; attempts to camouflage; colors used; the transfer beam depth; vehicle access; and the proposed linear park.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Daniel Freedman, Jeffer, Mangels, Butler & Mitchell representing Culver City Residents for Responsible Development, provided a presentation on the item noting that Condition 106 is at issue; he discussed efforts to move the project forward; setbacks and step backs; what is sufficient; the process for new construction; previous mistakes made; taking the opportunity to fix previous errors; inconsistency of uses; backyards on the Van Buren side; the existing wall; the increased height of the new building; changes to use; impacts to the community; the school across the street; air filtration; objective standards; what has been deemed reasonable in the past;

traffic and access; the fact that Parcel B is not considered in the traffic study; inconsistencies; traffic estimates available on Google; concern that building height has not been properly addressed; neighborhood conformity and consistency; Studio District Requirements; and solutions to resolve community concerns.

Dan Milder expressed opposition to the project due to concerns with traffic, pollution, ambient noise and light, loss of established trees, danger of falling trees, and aesthetics; he thanked Mr. Hackman and Culver Studios for rehabilitating the parkway adjacent to their property and wall on Van Buren Place and keeping it clean and watered; he proposed a gondola ride on Washington Boulevard between the Expo Light Rail Station and the new space in front of the Culver Hotel to ensure a continuing flow of visitors and tourists; he discussed sponsors and naming rights; and operating funds.

Mayor Clarke thanked Mr. Milder for his creativity and reminded speakers to keep their comments to the conditions on Building Y and the Van Buren Parking structure.

Tim Cronin presented a line of sight diagram; expressed concern with sight lines on the fourth floor; and he agreed to leave his drawing with the City Clerk.

Karl Manheim, Culer City Residents for Responsible Development, noted that the walls exceed the 56-foot height limit; discussed visual impacts from the walls; the enactment of Measure 1 in 1990; the 13.5-foot exception; traffic; the lack of a traffic study on neighborhood streets since the Town Plaza project; concern with the use of circular logic; and he asked that the approval not be granted until a proper study is done.

Stephen Michael appreciated efforts to preserve the street trees and the 18-foot setback on the 6th floor; input from the community on the linear park and plantings to be done; concern that pop ups might make the building appear closer to the street; and he thanked the City and the Planning Commission for their efforts, and Michael Hackman for reimbursement of the arborist study.

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

Jan Skorstad

Sol Blumenfeld, Community Development Director, discussed the setback for Building Y; the four-foot privacy screen above; preventing a direct line of sight for the property immediately to the south; increases to parking capacity; alleviating spillover parking in the neighborhood; preventing negative impacts to the neighborhood; comparing the zoning standards that apply to the studio designation to the CRB zone; the industrial use that predated the residential use; the unique condition; developer response; not including the Parcel B traffic study in the project; the examination 15 years ago on the project entitlements and environmental review process; line of sight with respect to neighbor pool use; additional mitigations that could occur related to Building Y; conformance to the City's maximum height limit for studio use; height measurements; exclusions for non-habitable areas; street trees; pop outs; articulating the building; reductions to the building setback; architectural features; and efforts to avoid a boxy building.

Thomas Gorham, Planning Manager, provided additional clarification regarding step backs to the South property to protect the adjacency to other properties; building height measurements to the roof line; screening for mechanical equipment; and architectural projections.

Discussion ensued between staff and Council Members regarding the height initiative adopted; existing exceptions; concern regarding the length of time since the last real traffic study was conducted; project review; impacts to the surrounding neighborhood; the evaluation of traffic generated by the project; concern that the initial approval was rushed; opportunity for adequate input from the community; the process; looking at Conditions after approval; appreciation for changes made since the approval; additional public vetting; sincere efforts of the developer to speak to neighbors; appreciation to neighbors for their efforts to maintain the mature trees; pop outs; frustration that traffic is not able to be considered; the General Plan; advance planning; more comprehensive studies of all the neighborhoods and traffic impacts; whether there will be a need for less parking in the future; getting production trucks off of Ince Boulevard; ensuring that there are no line of sight issues for Mr. Cronin; ensuring that the step backs make a

difference in reality; quality of life; the need to look at alternative forms of transportation and how to encourage that; the overall effect on congestion on Lafayette and Ince; and the gondola suggestion.

Michael Hackman indicated that they would work with Mr. Cronin to ensure that his concerns are alleviated with regard to sight lines into his back yard and he noted that they were flexible with regard to the pop ups.

Vice Mayor Cooper moved the deny the appeal.

Mayor Clarke noted the incompatible nature of the project with the neighborhood; expressed appreciation to Culver Studios for their efforts; discussed massing of the project; he suggested making the pop ups smaller; and adding to the aesthetics of the linear park.

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: DENY THE APPEAL AND UPHOLD THE PLANNING COMMISSION'S DECISION DETERMINING THAT THE REVISED DESIGNS FOR BUILDING Y AND THE VAN BUREN PARKING GARAGE SATISFY CONDITION OF APPROVAL NO. 106.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Mayor Clarke thanked the public for their involvement in the process.

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Item A-3

CC - (1) Adoption of a Resolution Amending the Questions to be Submitted to Voters at the Special Municipal Election to be Held in the City on Tuesday, November 8, 2016, to (A) Delete Three Questions Relating to Proposed Amendments to the Charter of the City of Culver City; and (B) Add One Question Relating to a Clean Water Parcel Tax; and (2) Discussion of the Creation and Appointment of Members to an Ad-Hoc Subcommittee to Draft Ballot Argument(s) for the Clean Water Parcel Tax

Serena Wright Black, Administrative Services Director, suggested that if the parcel tax is approved, that an ad hoc subcommittee be created to prepare the ballot arguments for the parcel tax measure and the City Council confirm the previously approved subcommittee for the Charter amendments.

Mayor Clarke invited public input.

The following members of the audience addressed the City Council:

David Haake expressed support for cleaning up Ballona Creek; he noted that Freeport-McMoRan had admitted to releasing toxic effluents into Ballona Creek and had received a permit that allows them to continue to do so; he questioned whether it was fair for the City to put the burden of cleaning up the Creek on the residents; he felt that Freeport-McMoRan should be held accountable; noted the need for information on how much has been and continues to be released into the Creek; felt whoever is polluting the Creek should be responsible; and he suggested holding the item until additional information is available so that the public can act in an informed manner.

John Nachbar, City Manager, discussed the contaminants entering the Creek from Freeport-McMoRan; the team of engineers working for surrounding cities; contributions from the entire basin; sources of contaminants; and he noted that the issue that the City is required to address comes from everyone in the basin.

David Haake acknowledged the multi-polluter nature of the situation but noted that in order to fairly decide how much residents should be paying, the amount of pollution coming from the Inglewood Oil Field and what the mitigation is should be must be ascertained.

John Nachbar, City Manager, discussed work done with engineers; the Enhanced Watershed Management Plan; he noted that the City had committed to implement the plan; he discussed capital and annual operating costs; timing; and he felt that addressing the Freeport-McMoRan problem would not eliminate the requirement to implement the Watershed Management Plan.

David Haake questioned the process for figuring out how much Freeport-McMoRan should be contributing to the effort.

Mayor Clarke suggested continuing that discussion.

Khin Khin Gyi, Citizens Coalition for a Safe Community and the Sierra Club, discussed compliance with the National Pollutant Discharge Elimination Program; the proposed parcel tax; the previous survey of residents; the deadline; the February 7, 2013 Regional Water Quality Control Board meeting; violations by PXP since 1994 regarding effluent release; the final compliance schedule for PXP due in 2017; acceptance of responsibility to quantify and identify the effluent composition; previous agreement to comply with the terms of the permit; the logic in taxing Freeport-McMoRan; and actions taken by the states of Texas and Alaska to tax oil exploration.

Paul Ehrlich expressed support for cleaning up the Creek; expressed concern for capital costs vs. operating costs; money coming from the General Fund; CalPERS; the sunset of Measure Y; he felt that the money should come from a bond; discussed the importance of protecting the City and addressing other pressing needs; and he proposed holding off on the decision pending consideration of a bond.

Paul Ferrazzi discussed waivers of storm water discharge on Freeport-McMoRan; discrepancy in the requirements for corporations vs. municipalities; he felt that the actual Enhanced Water Management Plan should have been provided to the public for review; discussed point sources of potential storm water discharges; differing discharges from different companies; he felt the item appeared to be a regressive tax borne on the backs of homeowners, many of whom re-landscaped their parcels to capture stormwater; and he asked that the item be tabled to allow for more community dialogue.

JE Brockman questioned whether there had been an analysis of the Creek of what contaminants are being released by Freeport-McMoRan; discussed fracking and acidizing; things that are not being reported by Freeport-McMoRan; and she asked that the City Council table the item pending an analysis of the water in the Creek where Freeport-McMoRan is making their discharges.

Discussion ensued between staff and Council Members regarding the bond vs. parcel tax; and identifying individual polluters; the ability to bond against all or a portion of the parcel tax; current bonds secured by the sewer fund; testing of the Creek; requirements of the City; industrial user requirements; City permit requirements; impending deadlines; whether industrial users have looser requirements; the Time Schedule Order; failure to meet the Dry Weather Bacteria requirement in Ballona Creek; showing that steps are being taken to address the problem; holding everyone accountable; the General County permit; clarification that what is coming from Freeport-McMoRan is not the responsibility of the City; the request from the City to clean up the pollution coming off the City streets; the separate permit for Freeport-McMoRan and their responsibility directly to the Regional Board; testing that the City has access to; jurisdiction; identifying the problem; more specific testing to identify the source of pollution; whether testing would change potential liability; how the percentage of responsibility was determined; clarification that Culver City is 4% of the drainage area of Ballona Creek; methodology being used; clarification that storm water pollution is a nonpoint source of pollution; multiple sources; the commitment made by the City that has placed the City in a Safe Harbor component; showing a good faith effort; taking the burden off the General Fund; the Regional Water Quality Control Board meeting; frustration with differing treatment for differing groups; specific tests; bacteria; identifying sources; copper from brake pads; legislation to address where the pollution is coming from; regional standards; size of the watershed; fairness and efficiency; creating an ongoing revenue source to address an ongoing problem; whether Freeport-McMoRan will be assessed in the parcel tax; making the Enhanced Watershed Plan available on the City website; writing the ballot statement; and having the Finance Advisory Committee oversee the item.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL:

1. ADOPT THE PROPOSED RESOLUTION TO ADD ONE QUESTION RELATING TO A PROPOSED CLEAN WATER PARCEL TAX, INCLUDING EXHIBIT A (THE TEXT OF THE NEWLY ADDED CLEAN WATER PARCEL TAX MEASURE, AS AMENDED BY THE CITY COUNCIL TO INCLUDE OVERSIGHT BY THE CITY'S FINANCE ADVISORY COMMITTEE); AND,

2. CREATE AN AD HOC SUBCOMMITTEE CONSISTING OF COUNCIL MEMBERS SAHLI-WELLS AND SMALL TO DRAFT THE PRIMARY ARGUMENT FOR THE CLEAN WATER PARCEL TAX AND DIRECT THE SUBCOMMITTEE TO COMPLETE ITS WORK IN TIME TO PRESENT TO THE CITY COUNCIL AT ITS MEETING ON AUGUST 8, 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Gary Silbiger discussed who is best able to take the responsibility for oversight of the Police and Fire Chief; previous issues in the City; the accessible nature of Council Members vs. the City Manager; elected positions; and he suggested that day-to-day authority should remain with the City Manager with the hiring and firing authority remaining with the elected officials.

Council Member Sahli-Wells moved that the decision to change jurisdiction over who hires and fires the Police and Fire Chiefs be removed from the ballot, and she discussed the timing of the issue; the national conversation about police accountability; whether there is a pressing need for the item to go on the November ballot; the suggestion by former Mayor Weissman that controversial issues be kept off the ballot that contains the important clean water measure; recent actions by a former Police Chief that improved the department; the more direct relationship between the Police department and residents through Council Members; and support for the current City Manager.

Discussion continued between staff and Council Members regarding the practices of cities that have a City Manager form of government; letting the voters make the decision; the part time nature of being a Council Member; concern with distracting from the water issue; the overall feeling in the County at present; whether there is a need to put the item on the ballot at this time; the need to place that item on a state election ballot; the positive working relationship between the City Manager and the City Council; day-to-day contact between the City Manager and the departments; having the City Manager be responsible without having the hiring and firing authority;

circumstances in the event of a tie vote; and the ballot deadline.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CHANGING OF THE APPOINTING AUTHORITY AND REPORTING RESPONSIBILITY OF THE HIRING AND FIRING OF THE POLICE CHIEF AND FIRE CHIEF FROM THE CITY COUNCIL TO THE CITY MANAGER BE REMOVED FROM THE BALLOT.

THE MOTION FAILED DUE THE FOLLOWING VOTE:

AYES: SAHLI-WELLS, SMALL
NOES: CLARKE, COOPER

Mayor Clarke suggested that two items remain on the ballot including if a Member resigns during their term they have to sit out one election before running again, and the ability of the City Council to establish meeting dates, with the only item eliminated being term limits.

MOVED BY MAYOR CLARKE AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL:

1. ADOPT A REVISED RESOLUTION AMENDING THE QUESTIONS TO BE SUBMITTED TO VOTERS FOR THE SPECIAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, NOVEMBER 8, 2016 SO THAT THE QUESTIONS RELATING TO MEETING DATES AND THE ITEM REGARDING RESIGNATION OF COUNCIL MEMBERS ARE NOT DELETED FROM THE BALLOT; AND,

2. ADOPT A REVISED RESOLUTION TO INCLUDE A MODIFICATION TO THE CHARTER AMENDMENT QUESTION REGARDING THE INELIGIBILITY OF A PERSON WHO HAS RESIGNED FROM CITY COUNCIL TO RUN FOR OFFICE, CHANGING THE INELIGIBILITY PERIOD FROM FOUR YEARS TO TWO YEARS.

3. CONFIRM THAT THE PREVIOUSLY CREATED AD HOC SUBCOMMITTEE (MAYOR CLARKE AND VICE-MAYOR COOPER) SHALL PREPARE PRIMARY ARGUMENT FOR THE ITEM REGARDING MEETING FREQUENCY AND THE ITEM REGARDING COUNCIL MEMBER RESIGNATIONS AND DIRECT THE SUBCOMMITTEE TO COMPLETE ITS WORK IN TIME TO PRESENT TO THE CITY COUNCIL AT ITS MEETING ON AUGUST 8, 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE

ABSENT: ERIKSSON

MOVED BY MAYOR CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL ADOPT THE PROPOSED RESOLUTION TO ELIMINATE THE QUESTION OF TERM LIMITS TO BE SUBMITTED TO VOTERS FOR THE SPECIAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, NOVEMBER 8, 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Item A-1
(Out of Sequence)

CC - (1) Discussion of Proposed Request for Proposals (RFP) for Consultant Services to Conduct Studies and Prepare Recommendations for R-1 Neighborhood Development Standards to Address the Development of Larger Single Family Homes; (2) If Desired, Authorization to Release the RFP; and (3) Direction to the City Manager as Deemed Appropriate

Sol Blumenfeld, Community Development Director, discussed the letter from Iain Gullen noting that all proposals would be attached to the agenda item and the public would have a chance at that point to weigh in on them; he agreed to post updated permit numbers; noted the initial focus on Carlson Park with encouragement toward strong community engagement; discussed creation of a template with the Carlson Park neighborhood; the study by the City of Burbank on mansionization; and City-wide studies vs. neighborhood studies.

Thomas Gorham, Planning Manager, discussed the process of the City of Burbank in the study of large single family homes; overlays for certain neighborhoods; outcomes; updates to development standards and design guidelines; the length of time for the study and adoption of the design guidelines; costs; additional outreach; economies of scale; and suggestions from the consultants.

Sol Blumenfeld, Community Development Director, discussed the cost differential; different approaches; goals of the study; the template model vs. an overall study on a City-wide basis; and timing.

Discussion ensued between staff and Council Members regarding the north end of Carlson Park vs. the southern end; Neighborhood Multi-Family Guidelines; building location and prevailing setback; neighborhood defining features; street-width; commonalities; consultant responsibilities; and phases of the study.

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Responding to inquiry from Council Member Small, Kevin Lachoff, Planning Commissioner, felt that the approach was viable and would net valuable feedback; discussed presenting findings vs. making recommendations; the resulting baseline analysis provided; and he expressed support for the approach.

Discussion ensued between staff and Council Members regarding support for the suggested approach; seeking a hybrid with the Burbank process; the need to refine and distinguish; the importance of input; different types of input from different neighborhoods; and making sure that the map provided of the community has the common names noted.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF THE RFP.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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This item was heard out of sequence.

Public Comment - Items Not on the Agenda

John Nachbar, City Manager, reported that he had made a commitment to meet with Mr. Pulido and anyone he would like to meet with.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Marie Thomasson asked that ego and personal politics be kept out of the process noting that the issue is about the children

Adan Pulido expressed appreciation to the City Manager for his willingness to meet; he reiterated his earlier request that the rescinding of his contract be added to the next City Council meeting agenda for consideration; he discussed the proposed expanded service noting that there would still be a need for Camp Sunshine; continued support of the parents speaking on his behalf at future meetings; emails sent to the parents; and problems that he had not been made aware of.

Discussion ensued between staff; Council Members and Mr. Pulido regarding jurisdiction; termination of the contract; policy and program discussion; the confidentiality of personnel issues; willingness of the City Manager to listen; due process proceeding; privacy waivers; reason for termination; confidentiality agreements; and the threat of litigation.

Adan Pulido asserted that he had not threatened to sue the City; he reported receipt of permission to record a meeting on July 7 with Daniel Hernandez; and he indicated that he would play the recording at the next City Council meeting.

Further discussion ensued between staff and Council Members regarding the limited ability to discuss the item on the agenda; whether the limited discussion would be effective; employee statements; and the lack of a consensus to agendize the item.

Adan Pulido suggested a closed door session with some of the parents and the City Manager, and employees that have not been asked about the incident.

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Item PH-1
(Out of Sequence)

CC - PUBLIC HEARING - Adoption of a Resolution Approving Tentative Tract Map No. 74021, P2016-0041-TTM, for the Development of a Five-Unit Residential Condominium Subdivision on One Parcel at 3961 Tilden Avenue in the Residential Medium Density Multiple Family (RMD) Zone

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

Council Member Sahli-Wells received clarification that environmental landscaping would be a condition of the

project although the item being considered was limited in scope and did not pertain the landscaping.

MOVED BY MAYOR CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 74021, P2016-0041-TTM, SUBJECT TO THE TRACT MAP CONDITIONS OF APPROVAL ATTACHED TO SAID RESOLUTION IN ORDER TO ALLOW THE CONSTRUCTION AND CREATION OF A FIVE UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION ON ONE PARCEL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL
NOES: NONE
ABSENT: ERIKSSON

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Items from Council Members

Mayor Clarke reported that Culver City had been asked to address several issues by August at the Westside Council of Governments meeting, and he received consensus that the City Council agendaize consideration of an amendment to the JPA regarding County appointments of alternate members, taking a position on the County proposition on the November ballot to extend the half cent sales tax; and to authorize the Legislative Ad Hoc Committee to make recommendations regarding the November ballot, and he asked that staff look into repairing the non-working electric charger on P-1.

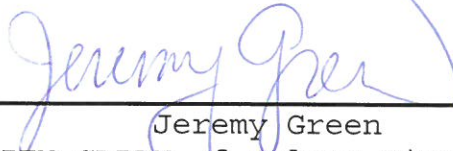
Council Member Sahli-Wells asked that contractors be required to cover repair costs for a curb in front of Linwood Howe that was broken by the construction vehicles making repairs made to schools over the summer, and she requested that the Tri-City Alliance pamphlet be given to Economic Development.

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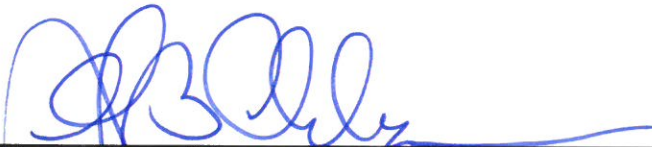
Adjournment

There being no further business, at 11:57 p.m., the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Gloria Estolano.

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



JIM B. CLARKE
MAYOR of Culver City, California and CHAIR of the
Successor Agency to the Culver City Redevelopment Agency
Board, and Culver City Housing Authority Board