

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

January 23, 2017
7:00 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:01 p.m.

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

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

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Closed Session

CS-1 Conference with Real Property Negotiators
Re: 3725, 3727 and 3757 Robertson Boulevard
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager
Other Parties Negotiators: Michael Halaoui and Bernard Ashkar of Icon West, Inc.

Under Negotiation: Price, terms of payment or both,
including use restrictions, development obligations and
other monetary related considerations
Pursuant to Government Code Section 54956.8

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Report on Action Taken in Closed Session

Mayor Clarke reported that Closed Session had not been
held as the item had been pulled.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the
Pledge of Allegiance was led by Darrel Menthe.

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

Chief Jeremy DeBie reported on Fire Department storm
preparation and weather-related emergency responses.

Charles Herbertson, Public Works Director, discussed
weather-related problems at the Hayden Tract pump station;
fallen trees at Culver Park and on Keystone Avenue with no
resulting property damage; and he reported that hillside
construction had not suffered due to precautions taken by
the contractor.

Discussion ensued between staff and Council Members
regarding new potholes generated due to weather, and using
the online app, Culver City Connect or Go Request for
Android, for reporting potholes.

Council Member Small reported representing both Culver
City and the Asian Pacific Caucus of the California League
of Cities at a meeting of the Policy Committee on Housing
Community and Economic Development; stated their biggest
concern was affordable housing statewide; and he promised
a more detailed report at a future City Council meeting.

Council Member Sahli-Wells announced a Community Conversation on Affordable Housing, Homelessness and the role of the Landlord Tenant Mediation Board on January 28 at Veterans Auditorium; the Annual Homeless Count on January 25; the Community Advisory Panel for the Inglewood Oil Field meeting at the Library on January 26 where the new operators would be introducing themselves; and she received consensus that the meeting be adjourned in memory of her long-time neighbor, Joanne Kershner.

Vice Mayor Cooper reported attending the Sanitation District meeting in Torrance on behalf of the Mayor, and he asked that the City Council strike his previous request to agendaize a discussion of canine treatment in their Korean Sister City as the issue was working itself out.

Mayor Clarke reported on his recent trip to Washington D.C. as part of the U.S. Conference of Mayors, and he announced the joint meeting of the City Council and the Planning Commission to discuss short-term rentals on January 25 in Council Chambers.

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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:

Diana Forte, Government Affairs representative of Southern California Edison for the Westside Cities, gave an overview of their efforts with the City; detailed their service area; clarified that their business focus is energy distribution; discussed utility poles replaced in 2016; potential outages during the upgrading period; availability of the My SCE mobile app, the SCE.com website or the call center 1-800-611-1911 to report outages or gain service information; Medical Baseline Alerts for those with special medical needs; and she indicated that she would return to a future City Council meeting with 2017 numbers and a rebate announcement.

Discussion ensued between the speaker and Council Members regarding the recent storms and the allocation of

underground cables regulated by the California Public Utilities Commission.

Elizabeth Williams, Culver City Cub Scout Pack 18, Den 5, reported that the Pack is working on a special badge involving observation of local government and she announced a Culver City Heart of Screenland-themed Cake Auction on January 30 at Farragut Elementary School.

Steven Rose, Chamber of Commerce, presented a copy of The Guide, sponsored by the Chamber of Commerce noting the focus of the issue is on the City's next 100 years; he thanked City staff for their contributions; displayed a Centennial Refrigerator Sticker with important phone numbers to be included with The Guide; asserted their efforts were not funded by the City but through free enterprise; and he announced the Chamber Employment Law seminar on January 31 and a Social Media workshop on February 7 with signup and other information on their website.

Dr. Janet Hoult reported that volunteers were still needed for the upcoming Homeless Count; announced a Shoes for the Homeless collection on January 28; and she recited a poem she had written out of concern for the homeless.

Barbara Silverstein discussed Kindness Matters, an organization focused on using kindness against bullying; being kind to others daily; she cautioned against social media due to potential negative effects; and she distributed bracelets to Council Members that the organization sells to help fund their scholarship program.

Mayor Clarke commented that one of the City's long-term strategic goals is to be a City of Kindness.

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Receipt and Filing of Correspondence

Jeremy Green, Deputy City Clerk, announced receipt of correspondence for items C-2, PH-1 and A-1.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON JANUARY 23, 2017.

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Order of the Agenda

No changes were made.

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Consent Calendar

Mayor Clarke announced that item C-11, mislabeled as a Consent Item, would be heard as an Action Item.

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 DECEMBER 31, 2016 - JANUARY 13, 2017.

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Item C-4
(Out of Sequence)

CC - Approval of Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Culver City Park - Park to Playa - Ballona Creek Connection Project - Project PZ-551

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE CULVER CITY PARK - PARK TO PLAYA - BALLONA CREEK CONNECTION PROJECT PZ-551.

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Item C-5

CC - (1) Approval of a Professional Services Agreement with Tripepi Smith and Associates to Provide Communications Support in an Amount Not-to-Exceed \$34,000; and (2) Approval of a Related Budget Amendment (Requires a Four-Fifths Vote)

Council Member Small questioned whether improving public outreach efforts could be incorporated within the item.

Discussion ensued between staff and Council Members regarding a suggestion to bring the outreach component back during the budget process; the current scope of work; support for a dedicated community outreach position as part of the communications function; the funding source; expectations; measuring improvements in community outreach; an assertion the improvements would be qualitative as well as quantitative; and tracking outreach.

Ryder Smith, Tripepi Smith and Associates, discussed metrics around digital communications; measuring outreach; frequency of press releases; expansion of press lists and contacts; articles generated from the outreach process; and an assertion the qualitative improvement lies in media relationships built.

Discussion ensued between the speaker and Council Members regarding support for the effort; an assertion that the extra money spent on the item creates an expectation of results; whether a Public Information Officer would fulfill the needs itemized in the report; the size of the communications staff for West Hollywood; ensuring a rapid response to social media firestorms; the importance of community conversations in relation to the upcoming General Plan and recent development in the City; the need for community outreach to be clear, transparent, easy and on multiple levels as everyone communicates differently; and appreciation for the work of Tripepi Smith on measure CW.

THAT THE CITY COUNCIL:

(A FOUR-FIFTHS AFFIRMATIVE VOTE REQUIRED) APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$34,000 TO APPROPRIATE FUNDS FROM GENERAL FUND RESERVES; AND

2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES TO PROVIDE COMMUNICATIONS SERVICES IN AN AMOUNT NOT-TO-EXCEED \$34,000;

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

4. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - Approval of a Fourth Amendment to the Existing Professional Services Agreement with Keyser Marston Associates for Fiscal Consulting Services, in an Amount Not-to-Exceed \$20,000

THAT THE CITY COUNCIL:

1. APPROVE A FOURTH AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KEYSER MARSTON ASSOCIATES, INC. FOR FISCAL CONSULTING SERVICES, AN AMOUNT NOT-TO-EXCEED \$20,000;
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

CC - Approval of an Agreement with Knorr Systems, Inc. to Replace Two Filter Tanks at the Culver City Municipal Plunge (Plunge) in the Amount of \$37,013.04

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH KNORR SYSTEMS, INC. TO REPLACE TWO FILTER TANKS AT THE MUNICIPAL PLUNGE IN THE AMOUNT OF \$37,013.04; 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-8

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Culver City Senior Center Courtyard Renovation Project, PF007

Council Member Eriksson expressed concern with the length of the process and received confirmation from staff that the budget for the item appeared to be sufficient.

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE CULVER CITY SENIOR CENTER COURTYARD RENOVATION PROJECT, PF007.

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Item C-9

CC - (1) Approval of a Professional Services Agreement with Johnson Fain to Prepare a Visioning Study for the Culver City Transit Oriented Development (TOD) District, in an Amount Not-to-Exceed \$368,335; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment

Council Member Eriksson reported he would be voting no on the item as he has voted against the expense from the beginning.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH JOHNSON FAIN FOR THE PREPARATION OF THE TOD VISIONING STUDY, IN AN AMOUNT NOT-TO-EXCEED \$368,335 (\$302,664 BASE AMOUNT PLUS REIMBURSABLE EXPENSES TOTALING \$65,671); AND,
2. APPROVE A RELATED BUDGET AMENDMENT IN THE AMOUNT OF \$368,335 FROM GENERAL FUND RESERVES (REQUIRES A FOUR-FIFTHS VOTE); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

CC - (1) Approval of the Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Transfer Station Stormwater Diversion Project, Phase I; and (2) FOUR FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Appropriate Baldwin Hills Conservancy Prop 1 Grant Funding in the Amount of \$606,000 for this Project

THAT THE CITY COUNCIL:

1. APPROVE THE PLANS AND SPECIFICATIONS FOR TRANSFER STATION STORMWATER DIVERSION PROJECT, PZ948, PHASE I;
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE TRANSFER STATION STORMWATER DIVERSION PROJECT, PZ948, PHASE I; AND
3. APPROVE OF A BUDGET AMENDMENT IN THE AMOUNT OF \$606,000 TO APPROPRIATE THE FUNDING FOR THIS PROJECT FROM BALDWIN HILL CONSERVANCY PROPOSITION 1 GRANT FUNDING.

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Item C-12
(Out of Sequence)

CC - Approval of an Application for \$117,480.00 in Grant Funds through the Fiscal Year 2018 California Office of Traffic Safety, Selective Traffic Enforcement Program (STEP) .

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$117,480.00 THROUGH THE FY 2018 CALIFORNIA OFFICE OF TRAFFIC SAFETY, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP); 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-13

CC - Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.320.025 - Alternative Parking Provisions - Proposed Amendments to Allow Automated and Semi-Automated Parking in Commercial and Industrial Zones (Zoning Code Amendment P2016-0077-ZCA)

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2016-0077-ZCA, AMENDING ZONING CODE SECTION 17.320.025 - ALTERNATIVE PARKING PROVISIONS - PROPOSED AMENDMENTS TO ALLOW AUTOMATED AND SEMI-AUTOMATED PARKING IN COMMERCIAL AND INDUSTRIAL ZONES.

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Item C-2
(Out of Sequence)

CC:HA:SA:PA - Meeting Minutes

Jeremy Green, Deputy City Clerk, discussed her review of correspondence received about the minutes noting that the passage in question accurately reflected what happened at the meeting.

Discussion ensued between staff and Council Members regarding a suggestion that deleting the word committee would resolve the problem and the Deputy City Clerk was directed to make the revision.

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING OF JANUARY 9, 2017 AS AMENDED.

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Item C-3

CC - (1) Approval of an Agreement with Community Partners to Create and Implement a Citywide Sustainable Business Certification Program; and (2) Approval of a Related

Budget Amendment (Requires a Four-Fifths Vote)

Mayor Clarke invited public participation.

The following members of the audience addressed the City Council:

Steven Rose, Chamber of Commerce, asserted the program was created without local business input; expressed concern that a business organization outside of the City was consulted but neither the Chamber of Commerce nor the Downtown Business Association (DBA) were contacted; stated the budget amendment was a serious step with implications; asked City Council to not award the contract; and he asserted the money would better serve the City's recycling efforts or postal department.

Discussion ensued between staff and Council Members regarding the number of firms that responded to the RFP; State law behind the item; the relationship between Community Partners and Sustainable Works; measuring the success of Sustainable Works with the certification of ten businesses in the first year as a goal; and the specialized nature of the business.

Susy Borlido, Sustainable Works, introduced their subcontractors from Balanced Approach who will be doing the ground work in Culver City, and she explained her company's role in the plan and their success with a similar program in Santa Monica.

Discussion ensued between the speaker, staff and Council Members regarding the lack of local business outreach in the proposal process; when business outreach is appropriate during the RFP process; and the letter of support from the DBA on file from the previous RFP.

Sandrine Cassidy, Balanced Approach, discussed several proposal mentions of collaboration with the Chamber of Commerce.

Discussion ensued between staff, Council Members, and the applicant regarding whether the Chamber should have been consulted prior to mentioning collaboration; whether the Santa Monica model is appropriate for the unique needs of Culver City; the development and implementation plan for Culver City; the success of partnering with the Chamber of

Commerce in Santa Monica; the importance of developing a partnership with the Culver City Chamber of Commerce; clarification regarding State law; the certification program; the voluntary public outreach program; public outreach on the issue over the past year; the inability to budget for the item due to unknown costs; the unsolicited proposal received previously; clarification that the RFP was done at the request of the Chamber of Commerce; the value of ensuring that businesses are sustainable; the proposal as fitting in with the goals of the City; support for partnership with the Chamber of Commerce in the proposal; other businesses and associations to partner with; the DBA; opportunities through newly formed Business Improvement Districts; hope that one attitude would not prevent moving forward in the right direction; concerns with making a budget amendment; a suggestion that projects without time constraints be put into the budget for next year; clarification that every budget amendment that comes before the City Council is examined by the Chief Financial Officer with financial analysis done; a reminder that most of the expenditures have been at City Council direction, the largest being the TOD Visioning Study; the one-time nature of the expenditure and the ability of the City to handle it financially; an assertion these actions would not significantly affect the City's fiscal position; the previous proposal by the applicant; business community outreach by the applicant; the applicant's history with Santa Monica; clarification on the program's relationship to the State law; the State requirement that if the City has a certification program, it must be part of the California Green Business Network; appreciation to Council Member Eriksson for his attention to the budget; a review of the reserve policy and ability to use a portion of it; City Council direction and the limited nature of resources; clarification that the amendments would not drastically affect the fiscal position of the City; the need to be cautious financially; long-term challenges for all California cities; and the upcoming mid-year review.

Susy Borlido, Sustainable Works, explained what the Green Business Network is, what they do, and she encouraged the City to join.

Discussion ensued between the speaker and Council Members regarding whether any backlash was suffered by businesses in Santa Monica that did not participate; why Sustainable

Works only has one city as a client; and a review of programs done by the applicants in LA County.

THAT THE CITY COUNCIL:

1. (A FOUR-FIFTHS AFFIRMATIVE VOTE REQUIRED) APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$90,000 TO APPROPRIATE FUNDS FOR THE SUSTAINABLE BUSINESS CERTIFICATION PROGRAM FROM GENERAL FUND RESERVES; AND,
2. APPROVE A ONE-YEAR AGREEMENT WITH COMMUNITY PARTNERS IN AN AMOUNT NOT-TO-EXCEED \$90,000 TO CREATE AND IMPLEMENT A CITYWIDE SUSTAINABLE BUSINESS CERTIFICATION PROGRAM; AND,
3. IF THE FIRST YEAR OF THE SUSTAINABLE BUSINESS CERTIFICATION PROGRAM IS SUCCESSFUL, AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXTEND THE COMMUNITY PARTNERS AGREEMENT FOR ONE ADDITIONAL YEAR IN AN AMOUNT NOT TO EXCEED \$60,000; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, C-4 THROUGH C-8, C-10, C-12 AND C-13.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL APPROVE ITEM C-3.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER SMALL AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL APPROVE ITEM C-9.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor Clarke announced that he would move forward to item PH-1 and return to items C-11 and C-14 later in the meeting.

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Public Hearings

Item PH-1

CC - PUBLIC HEARING: Appeal of the Public Works Director's Decision for Removal of City-Owned Parkway Tree Located at 10860 Stever Street

Eric Mirzaian, Maintenance Operations Manager, clarified that the City-wide sidewalk repair project is not being considered at the meeting and he provided a summary of the material of record.

Charles Herbertson, Public Works Director, discussed damage to the private driveway and special circumstances.

Discussion ensued between staff and Council Members regarding public perception that the City is too quick to remove trees; clarification that the City usually does not want to remove trees; the importance of being objective in tree removal; sidewalk damage as the biggest issue with parkway trees; ficus tree disease; root cutting and tree health; the commitment to enhance the City's urban forest; public right of way and construction problems with damage to trees; outreach to residents on how to properly care for parkway trees; parkway trees as a major asset that the community values; clarification that tree removal decisions weigh liability concerns; damage to private property; the two trees planted for every one tree removed rule for developers; applicant tree removal fees; costs of removing trees and who pays for that; expedited removal; parkway size; ficus trees as inappropriate for the small area; the ability of ficus trees to withstand severe weather conditions; the choice of African sumac as the replacement tree; addressing resident concerns without removing the tree; comparisons of canopy size with the ficus and sumac trees; the Urban Forest Master Plan; replacement trees to mimic the canopy size of what was previously there; tree limitations given the size of the parkway; the tree selection process; resident desire for uniformity in

appearance; and using the same type of tree for all replacements.

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

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Mike Demenno, applicant, discussed his research of the item; problems that the uneven sidewalk causes for his wife and his daughter; he displayed slides of sidewalk damage and excessive berry debris from the trees on his block; and he asked that the trees be allowed to be removed.

Ashleigh Matthias, appellant, reported that the entire street had been assessed for sidewalk damage and 10860 had not been identified in the assessment as needing repair; she felt the slipping and falling hazard was exaggerated; asserted that the berries come periodically and differ from year-to-year; noted that the trees had been there for 70 years and should not have to be removed because of a short period of time when berries are present; suggested that the applicant's wife's equilibrium problems could be addressed with a rail; asserted that the trees are important to her family; discussed health effects as her husband has asthma and the trees serve as protection from flights overhead; she suggested that the driveway damage might be due to settling rather than tree roots; and she expressed concern that four trees had recently been removed on their street.

Roxana Artaya Dyaz spoke of being a long-time admirer of the tree-lined street; asserted that she wanted the tree to stay despite the inconvenience of the berries; she relayed experiences of her children and parents safely using the street and sidewalk; felt the applicant had exaggerated the situation; and she reported observing the applicant's wife successfully navigating the area.

Shanna Hughes shared her experience with previous trees removed in the neighborhood; discussed her unsuccessful attempts to speak with City staff; expressed concern that trees removed in front of their house were done without notice; asserted that Santa Monica maintains their ficus

tree roots and tops, avoiding tree removals; reported that neighbors had offered to sweep up the berries; and she asked that more thought be put into the process.

Nancy Carson observed that the tree issue is very important to residents; wanted to retain the tree lined streets; asserted that berries had been dealt with successfully for 13 years without issue; reported no flies noticed near berries and no significant hazards; believed the trees add value to her property; felt the berries were a small price to pay for a mature tree-lined street; referred to the Urban Forest Master Plan statement on the benefits of mature trees; discussed the U.S. Forest Service survey from 2010; and cited a Wall Street Journal article on tree-lined streets increasing property values and resulting in faster home sales.

Chris Tobin stated the trees added much to the neighborhood; agreed the berries were a nuisance but not worth cutting down a tree over; felt the replacement trees were hideous with no shade or canopy; asked the City Council to walk the sidewalks in question to make a determination; he spoke of a successful sidewalk repair by the City five years prior; asserted that cutting a tree down because it drops something would be like solving dandruff with decapitation; he offered to work with neighbors to sweep the sidewalk and keep it clear; and he stated that the character of the neighborhood is at stake.

Anne Fishbein reported living on the block for 17 years; emphasized the usefulness and beauty of the trees; reported that the tree-lined street was one of the main reasons she bought her property; she discussed increased property values on tree-lined streets; questioned who would compensate homeowners for resulting loss of property values when trees are removed; discussed the length of time it would take for the replacement trees to offer any of the benefits of mature trees; she read a statement found online claiming that African sumacs were not a good choice to plant near a sidewalk or driveway as their berry like fruit will make a mess; she asked the City Council to do more research before making these decisions; and she reported sweeping berries from the sidewalk and pledged to sweep for anyone in order to save the trees.

Leah Lee stated that the trees pre-dated every resident of the block and were the main reason she moved to Culver

City; she asked that tree removal requests for safety reasons be visually verified before decisions are made or actions taken; that all reasonable methods of tree and sidewalk maintenance be explored and exhausted before removing a tree; suggested that if a tree needs to come down the City should invest in a suitable replacement; felt the City should engage and inform residents before decisions are made; she asserted that because she lives more than 100 feet from the applicant she was not part of any public notification; and she thanked the City Council for their consideration.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding chemicals used to control the berry production with varied results; notification provided for previous tree removals; procedures for handling removal requests; size of and procedures for replacement trees; costs; African sumac berry production; the average age of ficus trees in the City; variations in tree characteristics depending on the width of the parkway; the observation that most ficus in the City had outgrown their space; previous fungus in City ficus trees that led to some removals; ten years as a reasonable time for a canopy to develop on the replacement trees; amount and frequency of berry droppings; berry dropping problems in other areas; the final decision of Public Works as based on the arborist report with the condition of the wife also considered; the three main factors taken into consideration: identification of the species as undesirable for that size parkway, the homeowner request for removal and the damage to the public right of way, as well as evidence of personal property damage in the driveway; recognition of the additional hardship on the applicant and his family; making a determination on the effect of the berries on the health of the occupants; trees and property values; damage to the sidewalk; the arborist's findings and recommendation to remove; the effects of the drought on the tree; long-standing ficus complaints over the years including pipe and driveway damage; root trimming; issues with working on private property; rapid tree growth; the three year trimming cycle; tree balancing after trimming done to stem berry droppings and effects the stability of the tree; evidence of prior root trimming; taking into consideration that trees are being wounded when

making decisions on trimming and its effects; conflicting interests; value and beauty to the neighborhood added by the trees; safety risks; confidence in staff analysis of the item; concern with bad blood in the neighborhood; ensuring that no more trees are removed without a neighborhood discussion; additional neighborhood outreach; previous tree removal on the block due to a Disability Advisory Committee report that the sidewalks did not meet Americans with Disabilities Act (ADA) standards due to tree root damage; and tree removal policy and considerations.

Additional discussion ensued between staff and Council Members regarding protecting the character of the neighborhood; environmental benefits of trees; ensuring that the replacements are similar to the trees being removed; diligence in the removal/replacement process; the need for additional solutions to tree problems; prioritizing the safety of the applicant; increasing the notification radius; courtesy notification if tree removal is for public safety reasons; concern with reports that calls to the City were not returned; and clarification that ficus was not known to be the destructive tree it is when planted 60 to 70 years prior.

Mayor Clarke received clarification from the applicant as to whether he would be satisfied with the sweeping help pledged by his neighbors.

Additional discussion ensued between staff and Council Members regarding whether there are choices for replacement trees available to residents; the Urban Forest Master Plan; ensuring goals are met with replacement trees; the process to identify acceptable trees; preserving and enhancing the character of the City; and a suggestion to amend the motion to include further discussion.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: AFFIRM THE DECISION OF THE PUBLIC WORKS DIRECTOR TO REMOVE THE TREE LOCATED AT 10860 STEVER STREET.

Council Member Small indicated that he would seek to agendize further discussion on policies relating to tree replacement at the end of the meeting.

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Action Items

Item A-1

CC - (1) Update Regarding: (A) Inglewood Oil Field (IOF) Specific Plan Project Schedule; and (B) Expanded Air Quality Analysis to be Conducted for the IOF Specific Plan Project Environmental Impact Report (EIR), as Recommended by the City Council Oil Drilling Subcommittee; (2) Approval of Fourth Amendment to the Existing Professional Services Agreement with BonTerra Psomas, in an Amount Not-to-Exceed \$81,895, for Environmental Consulting Services for the Preparation of the EIR for the Inglewood Oil Field (IOF) Specific Plan Project; (3) Approval of an Amendment to the Existing Professional Services Agreement with Melanie Doran Traxler, DBA Planning PLUS/P+, in an Amount Not-to-Exceed \$40,000, for Planning/Project Management Services for the IOF Specific Plan Project; and (4) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment.

Heather Baker, Assistant City Attorney, provided a summary of the material of record noting that the project timeline had been extended.

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Michelle Weiner thanked the City Council for their work on the issue; asked that Environmental Impact Report (EIR) specifics be posted on the City website; requested details about air quality testing methods and results; and she felt the information is important so they know the additional money is being well spent.

Heather Baker, Assistant City Attorney, reported that once the EIR is released the public would be free to review and comment, but until then the City is unable to post any details.

Melanie Traxler, Project Manager, reviewed the focus and boundaries of the study, and confirmed the scope of air quality testing for the EIR was within those boundaries.

J.E. Brockman received confirmation that seismic activity is included in the EIR, and she asked that the study be made public as soon as possible.

Heather Baker, Assistant City Attorney, suggested posting EIR topics on the City's website.

Discussion ensued between staff and Council Members regarding confirmation that the subcommittee was in agreement with the recommendation; reasons for the deferred EIR; the timeline for release; the importance of the complex study; concern that changes in the Federal government could affect what the City does with the oil fields; State legislation efforts by staff; the lack of a contingency in the budget; clarification on the usage of the extra money; appropriateness and adequacy of the budget amendment; whether a contingency would be needed for the public response to the EIR; the possible need for additional study; the potential effect of Federal laws on the City's EIR; jurisdiction of the Federal government over air and water quality and oil regulation; and the State and local governments job of implementing the regulations.

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

1. RECEIVE AN UPDATE REGARDING: (A) THE INGLEWOOD OIL FIELD (IOF) SPECIFIC PLAN PROJECT SCHEDULE; AND (B) AN EXPANDED AIR QUALITY ANALYSIS TO BE CONDUCTED FOR THE IOF SPECIFIC PLAN PROJECT ENVIRONMENTAL IMPACT REPORT (EIR), AS RECOMMENDED BY THE OIL DRILLING SUBCOMMITTEE;
2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BONTERRA PSOMAS FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE PREPARATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE INGLEWOOD OIL FIELD SPECIFIC PLAN PROJECT IN AN AMOUNT NOT-TO-EXCEED \$81,895;
3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MELANIE DORAN TRAXLER, DBA PLANNING PLUS/P+, IN AN AMOUNT NOT-TO-EXCEED \$40,000, FOR PLANNING/PROJECT MANAGEMENT SERVICES FOR THE IOF SPECIFIC PLAN PROJECT;

4. APPROVE A RELATED BUDGET AMENDMENT (FOUR-FIFTHS VOTE REQUIRED);
5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11
(Out of Sequence)

CC - (1) Discussion of Consultant Proposals to Conduct Studies and Prepare Recommendations for R-1 Neighborhood Development Standards; and (2) Direction to City Manager as Deemed Appropriate

Mayor Clarke noted that the item had been erroneously labeled as a Consent Calendar item.

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

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Rich Kissel, Culver Crest resident, expressed support for the staff recommendation; concern with the Carlson Park focus; asked that the City Council and Planning Commission move quickly to formulate a hillside overlay for Culver Crest and Blair Hills including building codes and design guidelines; he discussed Fire Department response to four separate slides on January 22; he asserted that current building codes related to building on hillsides did not protect public safety; he stated the hillside homes were typically larger than others in the neighborhood; and he asked the City to respond appropriately to the safety issues.

Discussion ensued between staff and Council Members regarding the two phases of the study; phase one as dealing with Carlson Park; clarification that the study is about development standards, not the building code; staff

plans to return with a report on hillside development including public input; the separate nature of the building code as it pertains to the hillside and the development standards study; staff review of the two phases of the study; separate review of hillside structural issues; the feeling of urgency for hillside review; structural integrity; the outcome of the study and potential affects to hillside development; developable portions of a lot; and differences in building and zoning codes.

Ken Mand discussed consideration of single-family residential neighborhoods and he sought clarification on his neighborhood, which is a low-density, single-family residential neighborhood that is zoned as R-2.

Discussion ensued between staff, Council Members and Mr. Mand regarding clarification that R-2 zones would not be part of the item; designations could change with the upcoming General Plan review; notification procedures; amendments to the zoning code for R-1 neighborhoods; R-2 zoning designations; setting up a process and template to inform the General Plan; and support for staff's recommendation.

Responding to an inquiry from Council Member Small, the applicant detailed the differences in the Burbank and proposed Culver City studies.

Discussion ensued between the applicant, staff and Council Members regarding the progress and acceptance of the Burbank study; social media outreach and including the identified demographic of the City; an assertion that the best ways to reach out have yet to be defined; the choice of Carlson Park; support for the staff recommendation; and the potential for linking outreach efforts on this project with Tripepi Smith.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH JOHN KALISKI ARCHITECTS (JKA) TO CONDUCT STUDIES AND PREPARE RECOMMENDATIONS FOR R-1 NEIGHBORHOOD DEVELOPMENT STANDARDS; 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 A-3

CC - Review and Approval of the Culver City Arts District Business Improvement District Annual Work Plan and Budget; and (2) Adoption of a Resolution of Intent to Conduct a Public Hearing on February 13, 2017 for the Consideration of the Levy of the Culver City Arts District Business Improvement District Assessment for 2017

Discussion ensued between Council Members regarding congratulations to the Arts District for being one year old; outreach and communication with CicLAvia; and inclusion of the Centennial in the work plan for the Arts District.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE THE CCAD BID ADVISORY BOARD'S 2017 ANNUAL REPORT AS FILED WITH THE CITY CLERK; AND,
2. ADOPT A RESOLUTION OF INTENTION SETTING FEBRUARY 13, 2017, AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2017.

Elaine Warner, Community Development, introduced two new board members, Kai Telless, Berliner Architects, and Janiece Russell, Magic Hair Company.

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Item A-2

CC - (1) Receipt and Filing of the Culver City Centennial Celebration Committee's Quarterly Report, and (2) (If Desired) Direct the City Manager as Deemed Appropriate

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Paul Jacobs, Culver City Centennial Celebration Committee, announced the filing of their quarterly report; offered to screen a video presentation; introduced their Secretary of Treasury, Darrel Menthe, and Consultant, Kathleen Tepley; and he invited questions from the City Council.

Discussion ensued between staff, Centennial Committee Members and Council Members regarding profit and loss on the financial statements; fundraising efforts and totals; the budget vs. the quarterly statement; income and expenditure; marketing expenses; whether the money left in the budget would carry through the year; clarification of the numbers in the quarterly report and what affects them; the intent of revenue neutral closing ceremonies with a budgeted contingency loss; status of the Brick project; fundraising activities and outreach; Culver Studios; locations being sought; fundraising opportunity through closing ceremony ticket sales; targeted industries and organizations; community activity opportunities; ideas for memorializing the Centennial on City property; the intent of initial fundraising to provide recognition and benefits throughout the year; larger sponsors with a verbal commitment to be represented at the closing ceremonies; additional money raised from initial contributors; original donations for the Gala; sponsors looking for additional opportunities; undetermined package pricing; in-kind services; finalizing fundraising packages; issues with the content and accuracy of the webpage; lack of events in addition to annual events; updated information; soliciting event partnerships through social media; the fashion show event; paid positions; potential burnout with Committee members; volunteer efforts; public information available; limitations to promoting events and fundraising due to a lack of staff; new fundraising opportunities developing; a suggestion to create printed monthly schedules; listing events on local media; Cultural Affairs grants; new members joining the Committee; increasing support for marketing events; creating a musical satire; the potential for Ivy Station performances; a request for a P&L in the next quarterly report; support for the all ages, family aspect of the closing ceremony at the park; contingencies for the closing events; the importance of

the events; the recent El Segundo centennial celebration; trimming down events vs. combining events; keeping events inclusive by not pricing people out; discussions with the City Manager on creating an employee event; the committee for event planning; discussion of the employee connection to the Centennial Celebration; and staff appreciation for the hard work of the Committee.

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Item C-14

CC - (1) Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Amending Zoning Code Section 17.320.020 - Number of Parking Spaces Required, Table 3-3b - Proposed Amendments Related to Restaurant Parking (Zoning Code Amendment P2016-0149-ZCA; and (2) Adoption of a Resolution Designating Certain Commercial Districts as Commercial Revitalization Areas in Order to Promote Economic Development and Commercial Property Improvement in Culver City

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Kevin Lachoff requested that the Economic Development subcommittee review and add to the revitalization map; voiced concern that, without immediate attention, certain areas would be left behind; and he asserted the restaurant parking element and Commercial Revitalization Districts should be considered as two separate items.

Discussion ensued between staff and Council Members regarding the current parking code as it pertains to large and small restaurants; concern that an influx of smaller restaurants and businesses into one area would create parking problems similar to what has happened in the downtown area; other commercial districts; legal non-conforming uses; creating a nuanced means to control parking in problem areas; incentivizing commercial investment using less restrictive parking as a quid pro quo for businesses that take on other area improvement activities; reviewing multiple business improvement opportunities; the speed with which the issue grew from solely a downtown area issue; concern the expanded scope

could cause unnecessary restrictions on businesses in areas without parking problems; keeping the focus to the downtown area; the intent to give other business districts the ability to do what the downtown area did; allowing additional districts to benefit from having relaxed parking restrictions under the plan; staff clarification that the proposed amendment would restrict parking City-wide; the ability to establish other areas with less parking restrictions; revitalization in areas with less restrictive codes; nuisance complaints of spill over parking in revitalization areas; letting revitalization area businesses share the load in parking; obtaining the Vice Mayor's objective by declaring the whole city a revitalization district except for downtown; flexibility with parking requirements as a lever in revitalization; the inability of the City to buy, build and provide parking; a suggestion that the Economic Development subcommittee examine the issue; better tools needed for revitalization; completing a City-wide survey to identify areas in need of revitalization; Economic Development subcommittee review of the survey to make recommendations to the City Council; a suggestion to split the vote due to reservations with the expanded areas; avoiding a gap between changing the rules and making designations; clarification that suggested changes would necessitate a new ordinance; delaying the vote pending subcommittee review; clarification that the ordinance is designed to be adjusted by resolution going forward; the place of the ordinance in the process; examining the extent of the commercial revitalization areas; support for moving ahead with the ordinance and using the resolutions to make adjustments quickly; next steps in the process; support for waiting for the subcommittee recommendations; and concern that a lot of work is being created for staff by not keeping the focus on downtown.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL:

1. ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2016-0149-ZCA, AMENDING ZONING CODE SECTION 17.320.020 - NUMBER OF PARKING SPACES REQUIRED, TABLE 3-3B - PROPOSED AMENDMENTS RELATED TO RESTAURANT PARKING; AND
2. ADOPT A RESOLUTION DESIGNATING CERTAIN COMMERCIAL DISTRICTS AS COMMERCIAL REVITALIZATION AREAS TO ALLOW MODIFIED PARKING REQUIREMENTS IN ORDER TO PROMOTE ECONOMIC

DEVELOPMENT AND COMMERCIAL PROPERTY IMPROVEMENT IN CONSORT
WITH THE ECONOMIC DEVELOPMENT SUBCOMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Council Member Small asked for consensus to agendize a discussion on fine-tuning the Urban Forest Master Plan as it relates to replacement trees.

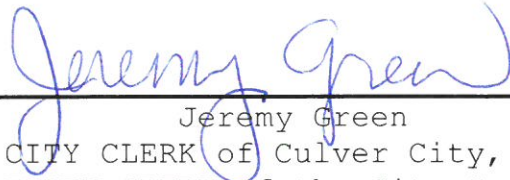
Discussion ensued between Council Members regarding the broad nature of the topic; a lack of support for the request due to the extensive time and effort already spent on the plan and confidence in the decision making ability of staff; the goal of preserving the character of the streets; selection of replacement trees; focusing the discussion on how the Urban Forest Master Plan could be adjusted to meet the concerns of the public on tree replacement selection; a suggestion that Council Member Small meet with the Director of Public Works on the issue, review the document, and if concerns persist, the issue go to subcommittee; and a suggestion that the topic could be part of a work plan discussion.

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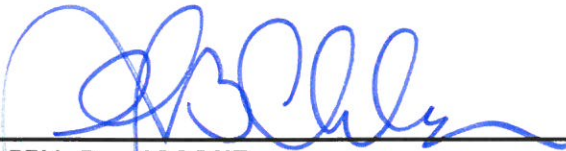
Adjournment

There being no further business, at 12:13 a.m., Tuesday, January 24, 2017, the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting in memory of Joanne Kershner.

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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, Culver City Parking Authority
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, Culver City Parking Authority Board, and Culver
City Housing Authority Board