

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

January 22, 2018  
5:30 p.m.

#### Call to Order & Roll Call

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

Present: Jeffrey Cooper, Mayor  
Thomas Small, Vice Mayor  
Jim B. Clarke, Council Member  
Göran Eriksson, Council Member  
Meghan Sahli-Wells, 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 CC - Conference with Real Property Negotiators

Re: 10858 Culver Boulevard

City Negotiators: John Nachbar, City Manager; Jesse Mays,  
Assistant to the City Manager; Sol Blumenfeld, Community  
Development Director

Other Parties Negotiators: AmVets Representatives

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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CS-2 CC - Conference with Legal Counsel - Existing Litigation

Re: Benedict Hills Estates Association, et al. v. Federal  
Aviation Administration et. al  
Case No. 16-1366  
Pursuant to Government Code Section 54956.9 (d) (1)

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#### Reconvene

Mayor Cooper reconvened the City Council at 6:42 p.m. with  
all Members present.

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#### Recognition Presentations

##### Item R-1

CC - Presentation of a Certificates of Recognition to Members  
of the Culver City High School 2017 Girls Volleyball Team on  
Winning the California Interscholastic Federation (CIF)  
Championship

Mayor Cooper introduced the item and Council Members  
presented Certificates of Recognition to members of the  
Culver City High School 2017 Girls Volleyball Team.

Tanner Siegel, Coach, expressed pride in the work of the  
team.

Jessica Stuart noted that the team had won two years in a row  
for the first time in Culver City history.

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##### Item R-2

CC - Presentation of Certificates of Recognition to Members  
of the City of Culver City Centennial Committee

Mayor Cooper asked for a round of applause for the volunteers  
on the Culver City Centennial Committee.

Paul Jacobs recognized the City Council and staff for their support and participation in the Centennial; noted the wisdom of the City in creating a non-profit corporation to handle the events rather than have the City Council do it; he recognized Jim Clarke for his work; and he thanked the Board and the Los Angeles Consulting Group as well as his wife and the Advisory Committee.

Council Members presented the Certificates of Recognition.

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#### **Regular Session**

Mayor Cooper convened the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:00 p.m. with all Members present.

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#### **Invocation/Pledge of Allegiance**

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Cooper Komatsu.

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#### **Report on Action Taken in Closed Session**

Mayor Cooper indicated nothing to report from Closed Session.

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

Council Member Eriksson requested that when the meeting is adjourned, that it be adjourned in memory of Judge Antonio "Tony" Barreto who served in Culver City.

Council Member Sahli-Wells announced the passing of Margaret Lindgren noting her commitment to peace and activism, and she asked that the meeting be adjourned in her memory as well.

Council Member Clarke reported a favorable article in the Los Angeles Times naming the Hayden Tract as the fourth most interesting architectural project built in the United States.

Vice Mayor Small reported that Linwood E. Howe Elementary School would be participating in the Great Kindness Challenge all week.

Cameron Pearson, Mapping Department, reported on developments in the GIS department; discussed creation of a homeless application to be used for the annual Homeless Count; key benefits of moving to the digital mapping application; determining needs; pinpointing the location of homeless individuals; accuracy; data and analytics; data sharing between departments; consistency; and real time data.

Council Member Sahli-Wells announced that the Annual Homeless Count would be held on January 24, noting that volunteer opportunities were available for anyone interested in helping, and she questioned whether the application would be available for use beyond the Homeless Count.

Mayor Cooper indicated that he would move item A-1 to be a Presentation and he indicated that item A-8 had been pulled from the agenda.

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#### **Joint Public Comment - Items Not on the Agenda**

Mayor Cooper invited public comment and discussed procedures for public speaking.

The following members of the audience addressed the City Council:

Judy Potik introduced Council Member Mauro Zacher from Porto Alegre, Brazil noting that his area of expertise was in lighting and that he would be interested in meeting with City staff.

Mauro Zacher reported studying English; discussed the Porto Alegre City Council; and he expressed interest in an information exchange.

Mayor Cooper indicated that he would meet with Mr. Zacher, and Council Member Sahli-Wells indicated that a staff member in Public Works from Brazil would also speak with him.

Dr. Janet Hoult reported that the Culver City Centennial Poetry Collection was going to press; she indicated *Going to the Dogs and Other Critters* was also going to press with all proceeds going to the Dog Park; and she read several poems.

June Lehrman, LAX Noise Roundtable, discussed succession planning for filling her position as she is stepping down; noted that she would continue to work behind the scenes to help; she discussed efforts over the past five years to fight the Federal Aviation Administration (FAA) about flight paths overhead; establishing a process for the representative to make regular reports to the City Council; she expressed support for those interested filling the representative and alternate positions for an orderly transition; and she indicated that she would attend the next meeting in March to introduce the successors.

Dani Zandel thanked June Lehrman for her participation in the LAX Noise Roundtable; discussed information and misinformation; the need for continued representation for Culver City; the importance of maintaining a connection; and she expressed eagerness to work with the City Council to alleviate issues.

Lyle Eggleston discussed continued issues with television and film parking on his street; expressed dismay at the work done by Film LA and the inability of the residents to have a voice in the process; the many issues with traffic and parking in the neighborhood; concern with the notification process; lack of City response; residents being threatened with towing by film companies; and he asserted that if residents are going to be threatened with towing, he would like to see towing enforced on weekends for permit only parking.

Chad Hagle congratulated Culver City in landing Apple as a replacement for HBO; discussed the overall process for the cannabis ordinance; stated that the limited number of businesses allowed in the City would be high volume operations and best placed on a corner; and he requested that the City Council provide adequate time for the development community to prepare a sound proposal.

Rich Kissel expressed concern with traffic on Overland Avenue; discussed previous requests to the City to improve road and crosswalk design, signage, and signals to increase safety; the Safe Routes to School program; he thanked first responders for assisting his neighbor who got hit by a car

recently; and he asked that the City work on a solution before preventable accidents and fatalities grow.

Kweisi Gharreau requested approval of the use of a Step and Repeat at City Plaza for a screening at the Arc Light on February 17.

Discussion ensued between staff, the City Council and Mr. Gharreau regarding the need for City sponsorship in order to use the Town Plaza, and City Council consensus to agendize the matter for January 30, 2018.

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The following item was considered out of sequence.

**Action Items**

Item A-1

**CC - (1) Presentation and Discussion of a Proposed Underground Transportation Tunnel through Culver City; and (2) Direction to the City Manager as Deemed Appropriate**

Jesse Mays, Assistant to the City Manager, introduced the item.

Jehn Balajadia, The Boring Company, provided a presentation on a proposed underground transportation tunnel through Culver City; she addressed questions posted on the website; clarified that the Boring Company would cover all costs; discussed noise and vibration concerns; the California Environmental Quality Act; and potential impacts on utilities.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Marleen Pugach expressed concern that Culver City is under transportation siege with changes made by the FAA; noted that the tunnel is experimental; and asked that the project happen somewhere else as the City is already dealing with experiments in the skies above.

Judi Sherman questioned when the project would be started and how long it would take to complete, and what construction impacts would be.

Ken Mand expressed support for addressing regional mobility concerns; discussed behavioral adjustments; alternatives to cars; the tunnel and associated access points; how the project would help the City; what systems would be challenged; what areas would be burdened by construction and implementation; how the system would tie into existing and planned transportation initiatives; he suggested that advancements to infrastructure throughout the City be required for approval of the tunnel including on demand shuttle services to access points; and he noted that actions in one part of the City affect other parts of the City.

Daniel Lee suggested that the City consider the location of the proposed access points and connections to existing transportation infrastructure; expressed concern with the small number of passengers accommodated per pod, per loop, and with conflicts with oil and gas exploration activities; suggested encouraging local hiring; and he questioned how much the project would cost and where it would go.

Alex Fisch pointed out that the company was not SpaceX, Tesla or Elon Musk; noted that the company raised money selling hats; he stated that the company was suggesting using underground space which is a public asset and could encroach on utilities; discussed unmapped utilities; expressed concern with underground accidents and the use of first responders; concern with what would happen if the project is started but not completed; and he urged serious consideration of questions of transportation and access.

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

David Metzler

Discussion ensued between Boring Company representatives, staff and Council Members regarding information on the website; single occupancy vehicles; public transportation; the private company; whether there would be cars in the system; the goal to reduce traffic; mass transit pods vs. private pods; clarification that there would be no limits on cars; encouraging people to take mass transit pods; complimenting other public transportation systems; fares; number of stations; access; entry points; urban planning and

transportation; induced demand; impacts to entry and access points; increased, concentrated congestion; equity; designing a system to serve everyone; concern with leaving the public out with a private company making private profits on public space; concern with competition for Metro; comments from Elon Musk regarding public transportation; concern that the idea is not fully fleshed out from a public perspective; a suggestion that if tunneling can be made less expensive that they bid for a Metro project so everyone can profit from it; creating a public/private collaboration to create a large public benefit with more equitable access; working with the City to answer questions; the proof of process tunnel to identify ways for stakeholders to work together; the process of two cities working together for a longer alignment; support for a progressive solution; appreciation for the tour; permitting requirements; City Council discretion; the public right of way; environmental processes; easements; the complexity of the issue; ascertaining City Council interest before moving forward; collaboration with the City of Los Angeles; clarification that there would be no surface incursions in Culver City; liability; other projects around the country; abandonment; contingency; funding; skepticism about the viability of the project; concern with unanswered questions; significant staff time required to investigate the matter; other projects already in process; fear of the unknown; the need for other options; depth of the drilling; identifying the location of utilities; work with Caltrans; potential funding of City consultants; price points; timeframe; and City Council consensus to investigate the matter further.

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#### **Receipt and Filing of Correspondence**

Jeremy Green, City Clerk, reported that one piece of correspondence had been received for item PH-1, eight for item PH-2 and one for item A-2.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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#### **Order of the Agenda**



No changes were made.

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**Consent Calendar**

Jeremy Green, City Clerk, reported that items C-4 and C-12 needed to be pulled from the agenda for corrections into the record.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, C-3, C-6, C-7, C-10, C-11 AND C-13 THROUGH C-18.

Item C-1

**CC:HA:SA - Cash Disbursements**

THAT THE CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE CASH DISBURSEMENTS FOR DECEMBER 30, 2017 - JANUARY 12, 2018.

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Item C-2

**CC:HA:SA - Meeting Minutes**

THAT THE CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON JANUARY 8, 2018.

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Item C-3

**CC - Amendment to Existing Professional Services Agreement with Sikand Engineering Associates for Subdivision Map Act and Plan Review Services in an Amount Not-to-Exceed \$50,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SIKAND ENGINEERING ASSOCIATES FOR SUBDIVISION MAP ACT AND PLAN REVIEW SERVICES IN AN AMOUNT NOT-TO-EXCEED \$50,000; 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 - (1) Approval of a Purchase Order for the Acquisition of Two Hundred (200) Guest Chairs from Office Solutions in an Amount Not-to-Exceed \$65,000, and (2) Approval of a Budget Amendment to Reappropriate Funds to Complete the Citywide Chair Replacement Program (Requires Four-Fifths Vote)

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH OFFICE SOLUTIONS FOR 200 GUEST CHAIRS IN AN AMOUNT NOT-TO-EXCEED \$65,000, INCLUDING ALL FEES AND TAXES;
2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDERS; AND
3. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$100,000 TO REAPPROPRIATE THE BALANCE OF PROJECT FUNDS FOR THE COMPLETION OF THE CITYWIDE CHAIR REPLACEMENT PROGRAM (REQUIRES FOUR-FIFTHS VOTE).

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Item C-7

CC - Approval of a Memorandum of Understanding for the Implementation of the Sustainable Groundwater Management Act in the Unadjudicated Portion of the Central Basin

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING RELATED TO THE CITY'S ROLE FOR THE IMPLEMENTATION OF THE SUSTAINABLE GROUNDWATER MANAGEMENT ACT;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS;
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND
4. DESIGNATE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS DESIGNEE TO REPRESENT THE CITY REGARDING THE ALTERNATIVE ANALYSIS.

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Item C-10

CC - Adoption of a Resolution Approving an Encroachment Agreement with Southern California Hospital at Culver City for Use of the Public Right-of-Way at 3828 Delmas Terrace to Accommodate a Structural Foundation for Seismic Retrofit Purposes

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH SOUTHERN CALIFORNIA HOSPITAL FOR AN 11 FEET BY 55 FEET ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY ON DELMAS TERRACE FOR NEW STRUCTURAL FOUNDATION FOR SEISMIC RETROFIT PURPOSES;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

CC - Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the California Governor's Office of Emergency Services Under the FY16-17 Proposition 1B California Transit Security Grant Program Number 6961-0002

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES UNDER THE FY16-17 PROPOSITION 1B CALIFORNIA TRANSIT SECURITY GRANT PROGRAM NUMBER 6961-0002.

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Item C-13

CC - Approval of an Application for \$238,080.00 in Grant Funds through the Fiscal Year 2019 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 \$238,080.00 THROUGH THE FY 2019 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-14

CC - Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the State of California Department of Transportation State of Good Repair Program

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM.

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Item C-15

CC - (1) Adoption of an Ordinance Approving Comprehensive Plan Amendment No. 7 (P2016-0208-CP); and (2) Adoption of an Ordinance Approving Development Agreement (P2016-0208-DA), to Update and Expand Facilities within The Culver Studios, 14-Acre Campus Located at 9336 West Washington Boulevard

THAT THE CITY COUNCIL:

1. ADOPT AN ORDINANCE APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 7 (P2016-0208-CP) RELATED TO COMPREHENSIVE PLAN AMENDMENT NO. 7; AND
2. ADOPT AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CULVER CITY AND THE CULVER STUDIOS OWNERS LLC RELATED TO COMPREHENSIVE PLAN AMENDMENT NO. 7. (P2017-0208-DA).

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Item C-16

CC - (1) Approval of an Amendment to an Existing Professional Services Agreement with Willdan Engineering for Contract Planning Services Relating to the Culver Studios Comprehensive Plan Amendment No. 7 Project, in an Additional Amount Not-to-Exceed \$20,000; and (2) Approval of a New Professional Services Agreement with Willdan Engineering for Contract Planning Services Relating to the Wesley Comprehensive Plan Project in an Amount Not-to-Exceed \$30,000

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILDAN ENGINEERING FOR CONTRACT PLANNING SERVICES RELATING TO THE CULVER STUDIOS COMPREHENSIVE PLAN AMENDMENT NO. 7 PROJECT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$20,000; AND
2. APPROVE A NEW PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR CONTRACT PLANNING SERVICES RELATING TO THE WESLEY COMPREHENSIVE PLAN PROJECT FOR AN AMOUNT NOT-TO-EXCEED \$30,000; 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-17

CC - (1) Consideration of A Financial Contribution to the Nike Epic React 10K in an Amount Not-to-Exceed \$1,000; (2) Consideration of Designation of the Nike Epic React 10K as a City-Sponsored Event; (3) Approval of a Reimbursement Agreement for the Reimbursement of City Costs Exceeding \$1,000; and (4) Approval of Related Street Closures

THAT THE CITY COUNCIL:

1. APPROVE FINANCIAL ASSISTANCE (A) IN THE AMOUNT OF \$3,000 FOR THE NIKE EPIC REACT 10K RUNNING EVENT FOR THE PURCHASE OF A ONE-DAY SPECIAL EVENT INSURANCE POLICY FOR THE CITY FOR THE EVENT, AND (B) IN THE FORM OF IN-KIND CITY STAFF TIME RELATED TO PLANNING, PREPARATION, AND PROMOTION OF THE EVENT; AND,
2. DESIGNATE THE NIKE EPIC REACT 10K RUNNING EVENT AS A CITY-SPONSORED EVENT; AND,
3. APPROVE THE STREET CLOSURES AS INDICATED IN THE STAFF REPORT; AND,
4. APPROVE A REIMBURSEMENT AGREEMENT WITH NIKE FOR THE REIMBURSEMENT OF CITY COSTS EXCEEDING \$1,000; AND,
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-18

CC - Approval of an Amendment to Existing Professional Services Agreement with Melanie Doran Traxler, DBA Planning PLUS/P+ for Continued Planning and Project Management Services for the Inglewood Oil Field Specific Plan Project in an Amount Not-to-Exceed \$45,000; and (2) Approval of a Related Budget Amendment (Requires Four-Fifths Vote)

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MELANIE DORAN TRAXLER, DBA PLANNING PLUS/P+, FOR CONTINUED PLANNING AND PROJECT MANAGEMENT SERVICES FOR THE INGLEWOOD OIL FIELD SPECIFIC PLAN PROJECT IN AN AMOUNT NOT-TO-EXCEED \$45,000; AND
2. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE); AND
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4  
(Out of Sequence)

**Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the New Bankfield Sewer Pump Station Project Located at 5722 Bankfield Avenue, PZ-874**

Mate Gaspar, Engineering Services Manager, provided clarification on cost savings realized.

Council Member Sahli-Wells suggested providing links for large amounts of supplementary documentation in order to save paper.

THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE NEW BANKFIELD SEWER PUMP STATION PZ-874; AND
2. AUTHORIZE THE PUBLICATION OF A NOTICE OF INVITING BIDS FOR CONSTRUCTION OF THE NEW BANKFIELD SEWER PUMP STATION PROJECT, PZ-874.

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Item C-5

CC - Authorization of Free Fare Days for Culver CityBus in Association with (1) Culver CityBus 90th Anniversary and (2) Bike to Work Day 2018 (May 18, 2018)

Discussion ensued between Staff and Council Members regarding the 90<sup>th</sup> anniversary for Culver City Bus and the fact that Culver City Bus is the second oldest transit system in the state; upcoming transit celebrations; Ballona Creek; and incorporating the School District in the celebration.

THAT THE CITY COUNCIL:

1. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS IN HONOR OF THE 90TH ANNIVERSARY ON FRIDAY, MARCH 2, 2018; AND,
2. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO RIDERS WITH A BICYCLE AND/OR BIKE HELMET ON BIKE TO WORK DAY, FRIDAY, MAY 18, 2017.

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Item C-8

CC -(1) Approval of a Professional Services Agreement with SCS Engineers for Solid Waste, Recycling and Organics Waste Characterization Study for the Commercial Sector in an Amount Not-to-Exceed \$43,876.00; and (2) Authorization to the Public Works Director/City Engineer to Approve Amendment(s) to the Agreement up to an Additional Amount of \$4,387.60

Discussion ensued between staff and Council Members regarding concern with the diminishing market for recyclables; meeting diversion mandates; issues with the market in China; financial impacts due to the lack of marketability of the project; processing; information for the Sustainability Subcommittee and the City Council; and the Container Recycling Institute.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SCS ENGINEERS FOR SOLID WASTE, RECYCLING AND ORGANICS WASTE CHARACTERIZATION STUDY FOR THE COMMERCIAL SECTOR IN AN AMOUNT NOT-TO-EXCEED \$43,876.00 AND A 10% CONTINGENCY OF \$4,387.60; 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-9

CC - Approval of a Purchase Order with Consolidated Fabricators Corp. to Furnish and Deliver 10-Yard and 40-Yard Roll-Off Containers for Collection of Construction & Demolition Materials in an Amount Not-to-Exceed \$100,000.00 Annually for FY 17/18 - FY 19/20

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH CONSOLIDATED FABRICATORS CORP. TO FURNISH AND DELIVER TEN YARD AND FORTY YARD ROLL-OFF CONTAINERS FOR THE COLLECTION OF CONSTRUCTION AND DEMOLITION MATERIALS IN AN AMOUNT NOT-TO-EXCEED \$100,000.00 ANNUALLY INCLUDING ALL FEES AND TAXES FOR THREE YEARS BEGINNING FY 17/18 THROUGH FY 19/20. AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-12

CC - Adoption of a Resolution Authorizing the City Manager or Designee to Submit a Claim to the Los Angeles County Metropolitan Transportation Authority (Metro) for Transportation Development Act (TDA) Funds for FY17-18

Jane Leonard, Senior Management Analyst, reported a correction on page 2 of the staff report under fiscal analysis noting that the State Controller's Office had recalculated the allocations for STA for Culver City and other agencies in the state resulting in a new STA Fund of \$628,157 and she noted that the resolution had been modified to reflect the revision.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE

CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FY17-18.

MOVED BY VICE MAYOR SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-4, C-5, C-8, C-9 AND C-12.

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### Public Hearings

#### Item PH-1

CC - PUBLIC HEARING: Introduction of an Ordinance Amending Culver City Municipal Code Chapter 11.17 "Commercial Cannabis Businesses", By Adding New Subchapter 11.17.400 "Adoption by Reference of Part 7 of Chapter 8.04, 'Commercial Cannabis Activities,' and Chapter 11.37, 'Cannabis Facilities', of the Los Angeles County Code," Pertaining to Public Health Regulatory Requirements, Inspections, and Permits

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICE.

Jesse Mays, Assistant to the City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding processing time for health approvals; the plan for waste management; redundancy with planned regulations in Los Angeles County; odor; and timely enforcement.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Charles Lozow provided background on himself and his company; discussed medical cannabis for dogs and cats with arthritis; streamlining the administrative process; and he expressed support for the item.

Kimberly Ferguson received clarification that the number of licenses is limited to prevent oversaturation.

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

Discussion ensued between staff and Council Members regarding potential areas of conflict; the odor issue; and clarification on who takes the lead in addressing different issues.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 11.17 "COMMERCIAL CANNABIS BUSINESSES", BY ADDING NEW SUBCHAPTER 11.17.400 "ADOPTION BY REFERENCE OF PART 7 OF CHAPTER 8.04, 'COMMERCIAL CANNABIS ACTIVITIES,' AND CHAPTER 11.37, 'CANNABIS FACILITIES,' OF THE LOS ANGELES COUNTY CODE," PERTAINING TO PUBLIC HEALTH REGULATORY REQUIREMENTS, INSPECTIONS, AND PERMITS.

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Item PH-2

CC - PUBLIC HEARING: Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.200.015 - Zoning Map Adopted to Establish a Planned Development (PD) Zone (P2017-0042-ZCMA), Approving a General Plan Map Amendment (P2017-0042-GPMA), and Approving a Comprehensive Plan (P2017-0042-CP) to Allow the Construction of a 26,835 Square Foot Commercial Development, Including a Market Hall and Three-and-a-Half-Level Parking Structure, at 12337-12423 Washington Boulevard in the Public Parking Facility (PPF) and Commercial General (CG) Zone)

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC NOTICE.

Sol Blumenfeld, Community Development Director, introduced the item and clarified the action before the City Council.

Gabriela Silva, Associate Planner, provided an overview of the project and noted several corrections to the document.

Discussion ensued between staff and Council Members regarding bus stop design; branding; the ATSAC system; communication with the Los Angeles ATSAC system; breaking up the façade with art murals; marking the Centennial; the intent to develop a food hall; creating a neighborhood-serving project; amendments; approval rights for tenants; and providing an opportunity for the project to work.

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

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

John Nehas, Regency, provided an overview of the project design; discussed project goals; keeping a shopping center relevant over time; he asked that general retail, and health and fitness be added back into the land use table so that it is available in the underlying zone; discussed development agreement obligations; Condition 127, the requirement to establish a Letter of Credit; the traffic calming measure; and Condition 135, studying traffic conditions post completion.

Jean Ballantine expressed opposition to allowing a general retail and fitness use; discussed the length of the process; the market hall concept; concerns with parking and traffic on Colonial Avenue; egress; commercial traffic; street width; safety; street markings; blocked access; and left turns into the shopping center.

Dr. Amy Shimshon provided background on herself; discussed current development blocking neighborhood access; making the area more pedestrian and locally oriented; she expressed concern that the community was being taken over; suggested limiting parking; discussed available open-air parking; site A revisions; the request for a parklet; the importance of the

bus stop in the area; access; adding bicycle parking to Site B; safety; and she felt that more attention should be given to Site B.

Discussion ensued between Dr. Shimshon, staff and Council Members regarding enforcement of restricted parking in the area; appropriate amounts of parking; community gathering; having a food hall on Site B; openair parking on Site B; the appropriate street designation; safety; moving toward a pedestrian oriented neighborhood; the paid parking lot on Washington; giving more attention to Site B; the surface lot on Site B; directly adjacent neighbors; establishing a parklet; changing car uses; public investment in public land; concern with redundant use; ownership of the Rite Aid parking lot; establishing a joint agreement; and history of the neighborhood.

Deike Peters echoed comments of the previous speaker; felt that Site B was a completely uninspired design and had too much parking; discussed transit access; subsidized parking with a regular shopping center rate; the transit rich area; increased traffic problems; enforcement of existing restricted parking; changing attitudes; valet parking; the existing bus stop; safety concerns; ensuring that the area is safe and walkable; the current walkability rating of the area; she noted that the area is underserved by public space; discussed long term leases for the tenants; and she wanted to make sure the project was a space for local vendors.

Cooper Olson noted the Los Angeles/Culver City boundary; discussed human nature; parking patterns; free and convenient parking available on the street; Culver Crossroads; and employee parking.

Discussion ensued between Council Members and Mr. Olson regarding driveways; parking for the Alibi Room; concern with reduced parking; use of the Rite Aid parking lot for employees; and options for residents if there is an issue.

Additional discussion ensued between staff and Council Members regarding disagreement among the neighbors about parking; concern with employee parking; the difficulty of finding a solution; the need for commercial/community parking; repurposing parking if autonomous travel takes over; clarification that the project is parked as a shopping center; the suggestion for a parklet; the intent of the redevelopment project to create a landmark between

the corners with related uses between the two sites; impacts to traffic and circulation with health and fitness use; the time issue; the experience of Culver Center; the ability of the developer to amend the permitted use list; the suggestion to turn Colonial into a cul de sac; through traffic; signage; pedestrian connections; costs for a pedestrian bridge; landscaping; potential improvements; the thin profit margin for the project; whether the project is over parked; the feeling that local use would not be enough to sustain the businesses; the project as a destination; impacts on the surrounding streets; initial TAP card distribution; monthly passes for employees; and City Council discretion.

Further discussion ensued between Mr. Nehas, staff and Council Members regarding support for working with the City to evaluate employee parking needs and identify a solution; monthly employee parking permits; tenant types; adapting as the project changes over time; stacked parking; automated parking; screening requirements; responsibility for employee parking costs; negotiated lease terms; occupancy costs; installation of a parklet; concern with air quality; hours of operations; garage accessibility for employees; deliveries; the loading bay; changing wording to limit the hours of public and commercial access to the parking garage; concern with creating a nuisance in the neighborhood; location of the loading within the garage; noise issues; congestion problems created by large fitness clubs; boutique fitness businesses; code enforcement; exceptions requested by Westfield; the amount of parking provided; whether the project is over parked; screening; the need for open space; mirroring the sites; public money put into the project; urban parking; intrusion parking; City support of the project; infeasibility of subterranean parking; geometry of the site; the need to provide parking for the tenants; alternative parking options; concern that businesses cannot operate without adequate parking; changing transportation and mobility; concern with continuing to use an old model; the feeling that repurposing 20 spaces for a parklet would not negatively affect the project; concern with vague language for the developer to work with staff; adding specificity; types of trees required; firmer language; concern that Mexican Feather Grass is an invasive species and should not be included in the landscaping plan; old language in the proposed ordinance; providing a place for restaurants to wash out their mats; toxic runoff; trash enclosures;

drains; storm water concerns; opposition to gym uses; complimentary retail uses; concern that there is no provision for community input after the first seven years; review and approval of the implementation agreement; the process for curating tenants and approving uses; the suggestion to push the second and third level back one set of spaces; concern with making significant structural changes; code required parking; ADA parking; potential future conversion; types of screening; the ability of the City Council to make changes to the Conditions; options available for modifying the design; the need for the 20 surface stalls in order to make the leasing viable; expertise of the developer in retail; screening with foliage vs. metal screening; water use; concern with providing a habitat for pests near food use; the intent of screening to minimize glare; finding an aesthetically pleasing alternative; maintenance costs; modifications to colors and to the design; traffic signage on Washington Place; the number of speakers and the feeling that the neighborhood supports the project; support for the existing parking plan; overhanging landscape; elevations and options presented to the Planning Commission; redesigning the second level; the conformance review; reconfiguring the parking layout for alternative use; concern with increasing the height of the project; design limitations; comparisons with the Platform project; and ensuring the ability to look at the project during the conformance review.

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

Discussion ensued between staff and Council Members regarding reduced costs; the diverter; operating hours; revisions to Condition 9 to indicate revised garage design to reconfigure the line of parking along the Washington Boulevard frontage; language adjustments for Condition 138 to limit public use of the commercial space; providing a 24-hour phone number for residents to ensure accountability; providing a screening plan with related design and landscaping, detailed with a materials sample board; the requirement to submit the plans to the Planning Commission; and the net result to reduce parking by 20 spaces.

Responding to inquiry, Mr. Nehas indicated that they were willing to explore possibilities but not enthusiastic about modifying the structural elements of the garage.

Discussion ensued between Mr. Nehas, staff and Council Members regarding creating articulation or additional open space; disagreement among Council Members regarding reductions to parking; taking time to analyze options; the post completion traffic study; the expectation that the garage will be full; satisfying architectural façade comments; keeping parking out of the neighborhood; changes to the façade if changes have to be made after the fact; agreement to maintain structural integrity; businesses in the neighborhood that are currently under parked; and clarification that the garage is intended to be operationally self-sufficient.

Council Member Clarke proposed a motion to introduce the ordinance subject to the Conditions of Approval with additions including: the addition of landscaping to the conformance review, adding an examination of modification of the second level parking, and implementation of changes discussed to the Conditions for hours of operation in the parking structure.

Additional discussion ensued between staff and Council Members regarding clarification that the change to Condition 9 would be required to return to the Planning Commission for their recommendation and then return to the City Council, and clarification that there would be no change to usage.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE APPROVING ZONING CODE MAP AMENDMENT P2017-0042-ZCMA, GENERAL PLAN MAP AMENDMENT P2017-0042-GPMA, AND COMPREHENSIVE PLAN P2017-0042-CP, SUBJECT TO THE CONDITIONS OF APPROVAL WITH THE FOLLOWING ADDITIONS: THAT LANDSCAPING BE ADDED TO THE CONFORMANCE REVIEW, MODIFICATION OF THE SECOND LEVEL PARKING BE EXAMINED, AND THAT CHANGES BE MADE TO THE CONDITIONS FOR HOURS OF OPERATIONS IN THE PARKING STRUCTURE.

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#### Action Items



Item A-2

**CC - (1) Receipt and Filing of Recommendations for R-1  
Neighborhood Hillside Development Standards Relating to the  
Upper Culver Crest Neighborhood; and (2) Direction to Staff  
to Proceed with Recommended Actions**

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

John Kaliski John Kaliski Architects, discussed the project team involved; the project schedule; community meetings; observations from the survey; review of existing geotechnical reports; slope conditions; types of development standards to be considered; the priority exercise; recommendations from the community discussion; geotechnical recommendations; key findings; determining how the City could improve procedures to mitigate failures before they happen; maximum floor area; proposed cumulative grading maximum; consensus; actions of other cities; the finding that the City can improve review processes and address concerns; key recommendations; adoption of a hillside designation in building code requirements; adoption of additional safety measures that apply specifically to hillside properties; adoption of an additional chapter that requires correction of an entire property if a new structure is being added; clearly spelling out requirements in the code process; embedding the changes in the building code; more transparency about when a property owner is required to stabilize the entirety of the property; replacement value; maximum slope threshold; adoption of a cumulative grading maximum; ensuring that the type of building being done does not cause a major change in landform or unduly impact the neighbors; reductions to thresholds on substandard streets; requirements to include engineering geologists in the process; establishing criterion for appropriate and adequate protective erosion control and drainage devices; landscaping; development standards vs. geotechnical standards; the contextual impact of building on a hill; an observation that the allowable Floor Area Ratio (FAR) is 25% more than in other comparable hillside cities; substandard streets; existing front and side yard setback requirements and height restrictions are less restrictive than in other cities; the recommendation for adoption of a specific Culver Crest overlay; reductions to the maximum FAR; adoption of slope band methodology; FAR calculation methods; tightening up the Floor Area Residential designation;

exploitation of loopholes in the code; increasing the front yard setback on the second story; increased first story side yard setbacks on wider properties; introduction of second story side yard setbacks; residential height; floor to floor plate height maximum; the recommended prohibition of building on slopes greater than 50% with a requirement of a setback from the top of the slope; consideration of a maximum height of one story on slopes exceeding 50%; those properties visible within Culver Crest; adoption of a differentiated height limit; a suggestion to require trees in street facing front yards; mitigation of scale and intensity with trees; the high fire zone; brush clearance zones; requiring appropriate landscaping associated with zoning walls; placing a limit of one kitchen per dwelling unit and precedent for that in other cities; mitigating the ability of people to divide up their houses; the number of entries; and a suggestion to create voluntary and educational Culver Crest design guidelines.

Discussion ensued between staff, the consultants and Council Members regarding use of FAR in Culer City; buildable area; the 50% rule; the 1.5 safety factor; the suggestion for individual analysis of each site; development standards; clarification that the standards are written into the code and are not discretionary; the Building Official review process; and brush clearance zones.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Jennifer Merlis asked that the City Council adopt the recommendations in the most conservative possible way; asserted that the standards are comparable to other communities; discussed homes built almost to the top of the slope; the Jackson home; negative impacts to the neighbors; she asked that the conversion of single unit dwellings to multiple unit dwellings be disallowed and that clear and definite language be used; asked that only one kitchen be allowed per dwelling unit; she asked that no construction be allowed on or near slopes of 50%; and she asked that loopholes not be allowed.

Nicholas Cregor thanked the City and consultants for the process; expressed concern with the lack of notice for the meeting; expressed support for the long overdue hillside

development policy; asked for more affirmative language in the final document; expressed support for allowing less room for discretion; discussed the conversion of single family units to multi-family units; the definition of families; total number of occupants; multiple kitchens; and he asked that Mr. Jackson be held accountable and be required to demolish his unpermitted shed.

Shane Evangelist indicated that he was in escrow to buy a home in the area; expressed concern with restrictions; discussed the impact of the restrictions; his intent to back out of escrow and not buy the home; and he suggested that land values could drop as a result of the restrictions.

Discussion ensued between staff and Council Members regarding appreciation for the process; next steps for Blair Hills; designation H for hillside areas as a City-wide policy; the more specific CC designation for Culver Crest; conflicting statements from engineers; demonstrating the stability of the entire slope of the lot; writing the code to encourage building on the hillside to get the conditions corrected; providing concrete examples; concern with being too restrictive; discretion; average lot sizes in Culver City; the upward view; different responses based on the view of an object; FAR; effects of any zoning changes to home values; actions of the city of Los Angeles; clarification that there is no specific recommendation against two story homes; striking a balance between community concerns and no restrictions; confidence that the typical house can be built in Culver Crest; slope of the lot before or after grading; piece-mealing the permitting process; clarification that if changes were made, it would not be harder to build in Culver City than in other communities; the feeling that if the goal is safety, then impediments should not be put in that discourage people from improving their sites; location of past slope failure; adaptation of basic standards in the building code; addressing underlying conditions; density; the definition of view corridor in other communities; and City Council consensus to direct staff to move forward with various direction and text amendments and bring the item back to the City Council for further consideration.

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Responding to inquiry, Jeremy Green, City Clerk, reported that only item A-9 had received any speaker cards.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ACTION ITEMS A-3, A-4, A-6 AND A-7.

Item A-3

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

THAT THE CITY COUNCIL: RECEIVE AND FILE THE CCCCC'S FINAL REPORT.

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Item A-4

CC - (1) Approval of an Agreement with Van Scoyoc Associates, Inc. for Federal Lobbyist Services to Advance the City of Culver City's Positions on the Southern California Metroplex Project in an Amount Not-to-Exceed \$33,000 for Fiscal Year 2017-18 (2) Authorization for the City Manager to Approve Two One-Year Amendment(s) to the Agreement in an Additional Amount Not-to-Exceed \$75,000 per Year; and (3) Consideration of the Continuation of the FAA City Council Subcommittee of Council Members Clarke and Eriksson

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH VAN SCOYOC ASSOCIATES, INC. (VSA) FOR FEDERAL LOBBYIST SERVICES TO ADVANCE THE CITY OF CULVER CITY'S POSITIONS ON THE SOUTHERN CALIFORNIA METROPLEX PROJECT IN AN AMOUNT NOT-TO-EXCEED \$33,000 FOR FISCAL YEAR 2017-18; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ONE-YEAR AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$75,000 PER YEAR; AND
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND
5. CONTINUE THE FAA CITY COUNCIL SUBCOMMITTEE OF COUNCIL MEMBERS CLARKE AND ERIKSSON.

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Item A-6  
(Out of Sequence)

**CC - Adoption of Resolutions Approving Salary Schedules for Safety Employees Effective January 1, 2018**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING SALARY SCHEDULES FOR POLICE AND FIRE SAFETY EMPLOYEES EFFECTIVE JANUARY 1, 2018.

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Item A-7

**CC - Adoption of a Resolution Approving a Revised Salary Schedule for City Employees Effective January 1, 2018**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE REVISED SALARY SCHEDULE FOR CITY EMPLOYEES EFFECTIVE JANUARY 1, 2018.

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Item A-5  
(Out of Sequence)

**CC - 1) Receive a Presentation on the AARP Network of Age-Friendly Community Program; 2) Discuss Forming a Related Council Subcommittee and, if Desired, Appoint Two Council Members Thereto; and 3) Provide Direction to Staff as Appropriate**

Serena Wright-Black, Administrative Services Director, provided a summary of the material of record.

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

Council Member Clarke introduced Rafi Nazarians from AARP noting that the program would require coordination across many departments in the City and that creation of a City Council Subcommittee would assist in the process.

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

1. FORM A CITY COUNCIL SUBCOMMITTEE TO FURTHER STUDY THE AARP NETWORK OF AGE-FRIENDLY COMMUNITY PROGRAM; AND
2. APPOINT COUNCIL MEMBER CLARKE AND COUNCIL MEMBER SAHLI-WELLS TO THE AD HOC SUBCOMMITTEE.

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Item A-8  
(Out of Sequence)

CC - (1) Request by Vice-Mayor Small to the City Council to Consider the Initiation of an Appeal of the Planning Commission's Decision to Grant a 12-Month Extension of the Permit for Site Plan Review, SPR P-2008047 for the Conjunctive Points Warner Development; and (2) Direction to the City Manager as Deemed Appropriate

This item was pulled from the agenda.

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Item A-9

cc - (1) Discussion of Becoming a Member of Revitalize California Cities (Revitalize CA); (2) If the City Council Chooses to Become a Member: (A) Adoption of Resolution to Join Revitalize CA; (B) Appointment of a Delegate and Alternate to Revitalize CA; and (C) Approval of \$5,000 for One-Time Membership Dues; and (3) Direction to the City Manager as Deemed Appropriate

Shelly Wolfberg, Assistant to the City Manager, introduced Russell Lowery from Revitalize California Cities and Steven Ly, a Council Member from the City of Rosemead.

Steven Ly discussed grassroots efforts to bring back redevelopment; working with gubernatorial candidates; and the importance of getting Culver City on board.

Discussion ensued between Russell Lowery, Steven Ly and Council Members regarding the number of cities participating in Revitalize CA to date; the origin of Revitalize CA; Mr. Lowery's experience in Sacramento; effectiveness of

Revitalize CA vs. the League of California Cities; the flow of money; the difficulty for the League of California Cities to take a position; reasons for moving forward now; the budget introduced in January 2019; tax increment financing in the budget; party affiliations; the directive from Sebastien Ridley-Thomas; hiring democratic lobbyists; creating a coalition to accomplish the goal; rallying the business community around the goals; the feeling that Culver City should be part of the process to voice their interests; Contract Cities; the need for multiple organizations to work together; the single issue volunteer organization; building bipartisan support in Sacramento; the belief that there will not be a governor willing to give up the money; the affordable housing aspect; and agreement to have Revitalize CA return to address the City Council after bringing additional large cities on board.

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**Public Comment - Items Not on the Agenda**

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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**Items from Council Members**

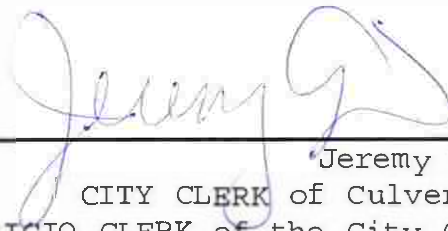
None.

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**Adjournment**

There being no further business, at 1:51 a.m. Tuesday, January 23, 2018 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Antonio "Tony" Barreto and Margaret Lindgren to February 12, 2018.

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



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JEFFREY COOPER  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board, and  
Culver City Housing Authority Board