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

March 12, 2018
5:00 p.m.

Call to Order & Roll Call

Mayor Cooper called the regular meeting of the City Council to order at 5:00 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 Conference with Legal Counsel - Existing Litigation
City of Culver City v. New Flyer of America, Inc.
USDC 2:17-CV-00086 BRO (JEMX)
Pursuant to Government Code Section 54956.9(d)(1)

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CS-2 Conference with Legal Counsel - Anticipated Litigation
Significant Exposure to Litigation - 1 Item
Pursuant to Government Code Section 54956.9(d)(2)

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CS-3 CC - Public Employee Performance Evaluation
Title: City Manager
Pursuant to Government Code Section 54957

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Regular Session

Mayor Cooper reconvened the City Council, and convened the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:05 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 Owen and Everleigh Hudson.

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Report on Action Taken in Closed Session

Mayor Cooper indicated nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Mayor Cooper reported on the passing of former Mayor Steven Rose and asked that the meeting be adjourned in his memory.

MOVED BY MAYOR COOPER, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF STEVEN ROSE.

Council Member Sahli-Wells discussed the life of Carmelita Bell and asked that the meeting be adjourned her memory; encouraged everyone to attend a special meeting on March 13 at 5:00 p.m. to discuss a proposal to purchase drones and automated license plate readers; she announced the Mayor's birthday on March 14; discussed a planned student-led school walk out to protest gun violence, and opportunities to participate for those who are not students or parents; and

she reminded everyone that March 14 is the final day to submit comments for the Environmental Impact Report (EIR) for the Inglewood Oil Field.

Council Member Clarke announced the passing of Leland Stewart.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF CARMELITA BELL AND LELAND STEWART

Council Member Clarke reminded everyone to vote in upcoming elections on April 3 and April 10, noting that vote-by-mail ballots were available.

Jeremy Green, City Clerk, announced that sample ballot and voter information guides had been mailed, as well as the ballots for permanent vote-by-mail voters; she indicated that the last day for voter registration is March 26; reported receipt of vote-by-mail requests; and she indicated that the vote-by-mail ballots for the Culver City election is postage paid for mailing anywhere in the United States and that vote-by-mail ballots for both elections can be dropped off at City Hall.

Council Members Clarke and Eriksson shared memories of Steven Rose.

Council Member Eriksson displayed a shirt from H&M which is using Culver City in their merchandising.

Vice Mayor Small discussed his experiences with Steven Rose, noting his love and commitment to the community.

Mayor Cooper clarified that the issue of dispensary locations would not be included in the discussions of item A-4 or A-5 and he suggested that anyone present to talk about that make their comments under Items Not on 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:

Bernadette Dollard spoke against the expansion of the Inglewood Oil Field; expressed appreciation to the City for not rubber stamping the county mitigation suggestions; discussed high density communities in the area; outreach to Culver City residents; health and safety concerns; and opposition to the Oil Field.

Sascha Goldsmith expressed concern with the health and safety of residents associated with allowing fracking; discussed cancer risks; living on a fault line; toxins; and adding to the fracking.

Isabella Bustanoby provided background on herself; discussed the length of time the battle over the Oil Field has been going on; threats to the City; the legal precedent to make change; potential dangers related to drilling on active fault lines; and requests for safety measures and protections.

Thistle Boosinger discussed issues associated with fracking; education; community involvement; she encouraged everyone to submit comments on fracking by March 14; and she expressed support for keeping Culver City peaceful and friendly.

Ramiro Duran discussed outreach and information; fracking and dangers associated with the process; toxicity; and he asked that residents be made aware of what is going on.

Alvaro Asis Prieto wanted to see necessary provisions made to ensure the safety of residents; he reported community opposition to fracking; requested a half mile setback and an insurance fund to protect residents; and he expressed concern with earthquakes and increased cancer risks.

Carol Schwab, City Attorney, clarified that the deadline for comments on the EIR is March 14 and noted that while input to the City Council is helpful, comments must be submitted in writing by March 14.

Jaden Kimura presented comments and petition signatures from 300 high school students; he felt it inappropriate to allow fracking; expressed support for a half mile setback and the surety bond to cover the worst case scenario; noted the importance of taking the safety of citizens into account; suggested that Culver City could be a leader by refusing to

allow fracking and providing clean energy alternatives; observed that Georgetown, Texas is looking at renewable energy while Culver City is still considering fracking; and he asserted that the City needed more progressive measures to protect citizens.

Council Member Sahli-Wells suggested that the petitions from Mr. Kimura be presented to the City Attorney for inclusion in public comment.

Isabella Chardiet, President of Tolerance at Culver City High School, asserted that Culver City had the opportunity to recognize diversity in June; felt that the rainbow sculpture would be the perfect place for an LGBT celebration; stated that City support would establish an example and create a safe environment for queer youth in the City; she asked for some form of public support; and proposed that a rainbow flag be displayed over City Hall and the High School for the month of June.

Council Member Sahli-Wells received City Council consensus to consider flying the rainbow flag over City Hall in the month of June and issuing a proclamation for Pride month in June.

Mayor Cooper asserted that all people were welcome in Culver City.

Diana Aminzadeh asked the City Council to oppose the West Basin Water District's proposal for water desalination; expressed support for the Smarter Water Los Angeles Coalition Plan; felt that ocean desalination was an energy intensive method of meeting water supply needs; expressed concern with increased water rates and exacerbating climate change; and praised the progressive leadership of Culver City.

Charming Evelyn, Sierra Club, asked that the City Council oppose the West Basin Water District proposal for desalinization; noted that the proposal was bad for the environment and would destroy marine life; she asserted that West Basin had the ability and technology to reuse water rather than using a desalination plant; she wanted the City Council to encourage West Basin to look at alternatives; discussed conservation financing; low income assistance; and she expressed concern with increases to water rates for everyone.

Bruce Reznick, Los Angeles Water Keeper, reported submission of comments on the Oil Field on March 6; expressed opposition to the West Basin Water District Desalinization Plan; he discussed the EIR for the project; and he asked that Culver City oppose the project.

Dr. Janet Hoult read a poem in honor of Steven Rose.

Stuart Smith indicated that he was a signatory on the survey submitted by Bernadette Dollard; he expressed opposition to expansion of the Inglewood Oil Field; and he reported submitting his comments online.

Conner Everts, Southern California Water Alliance and Desalination Response Group, thanked the City Council for their leadership; was pleased with the civic outreach and response; spoke in opposition to the proposed desalination project from West Basin Water District; and he noted the need for West Basin to continue conservation efforts.

Rebecca Rona Tuttle discussed the Air Quality section of the Oil Field EIR; air samples for Raintree, Culver Crest and Blair Hills; declining property values; concern with the health and safety of residents and animals; and the dangers of breathing toxic Inglewood Oil Field air.

Todd Levin, Marina Martial Arts, expressed concern with the potential for a dispensary location near the school.

Mayor Cooper noted the 600-foot buffer from schools, pre-schools, parks and youth centers.

Keith Jones, Marina Martial Arts, echoed concerns expressed by the previous speaker; discussed what qualifies as a sensitive receptor; changes in City Council membership; support for the point of view of the City Manager; and he wanted to make sure that Marina Martial Arts remains a sensitive receptor.

Discussion ensued between Council Members regarding the community process for approving specific projects; the abundance of information on the subject on the City website; and the municipal code.

Chuck Hudson echoed comments of the two previous speakers; discussed concern that the municipal code could be changed;

valuable City services; and strong messages sent by the City against smoking.

Camille Jones expressed opposition to locating a dispensary near Marina Martial Arts and concerns with the potential for the presence of an armed security guard at the dispensary.

Council Member Sahli-Wells clarified that dispensary guards would not be armed.

Brady Chin discussed the potential for a dispensary location adjacent to Marina Martial Arts and concern with increased traffic in the area.

Rick Tuttle acknowledged the life and legacy of Steve Rose and he suggested waiting on the decision regarding drones in the City.

Allen Lulu reported that Sunkist Park would be hosting a Candidates Forum on March 14 in the El Marino Cafeteria.

Rich Kissel pointed out that his official sample ballot had arrived for the April 3 election indicating that the polling place is not in Culver City, but rather in Ladera Heights, and he expressed concern that the location change would diminish the vote.

Discussion ensued between staff and Council Members regarding the special election; a polling location in the Pataccia Room at City Hall; the ability to vote provisionally; vote by mail; early voting; and the ability to also vote for the April 10 election.

Craig Cadwallader, Surfrider Foundation, requested that the City Council express opposition to the West Basin Desalination Plant; he discussed opposition from Hermosa Beach and Manhattan Beach; environmental impacts; financial considerations; and expanded capacity at the West Basin Plant.

Discussion ensued between Mr. Cadwallader and Council Members regarding length of the EIR period, and consensus was reached that the Sustainability Subcommittee consider the matter for a recommendation to the City Council.

Danica Thornberry asserted that normalizing marijuana and its wide range of products is different from legalizing it;

discussed experimentation and curiosity; familiarization of dispensaries; and she wanted to see dispensaries limited in the City.

Mayor Cooper noted that dispensaries were being limited in the City and encouraged parents to discuss the issue with their children.

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

Tracy Lane

Chris Cerbo echoed previous concerns regarding a potential dispensary in the vicinity of Marina Martial Arts; discussed the sensitive receptor designation; and he expressed concern with changes to the code in the future.

Mayor Cooper asserted that sensitive receptors were a part of state law.

Erik Gray echoed the comments of previous speakers; expressed concern with the normalization of marijuana dispensaries; and effects to the ability of children to learn.

Peter Jacks expressed concern that the sensitive receptor designation for Marina Martial Arts could be revoked prior to the April 10 election; potential negative affects to the business if a dispensary is located in that area; and security and odor concerns related to dispensaries.

Discussion ensued between staff and Council Members regarding the ability of the City to make changes to the code; the ordinance; the process to make changes; and noticing requirements.

Deborah Weinrauch read the balance of comments from Rebecca Rona Tuttle which included affects to property owners from the Oil Field; encouragement to property owners to fight for tough regulations; and a suggestion to convert the Oil Field to a solar farm to increase property values.

Michelle Weiner discussed the length of City Council meetings; charges for parking when attending City Council meetings; the lack of bike lanes; disincentives to stay to talk about the issues and have your voice heard; and she asked the City Council to address the issue.

Mayor Cooper indicated that parking validation was available for up to 8 hours at the back of City Council Chambers, noting that the City Council was considering adding additional meetings to the schedule to address the issue of meeting length.

Council Member Eriksson reported that comments regarding the Inglewood Oil Field could be emailed to iofspecificplanproject@culvercity.org with additional information available at www.culvercity.org/inglewoodoilfield.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported that one email had been received for an item not on the agenda, one was received for item A-1, and one piece of correspondence had been received for item A-5.

MOVED BY VICE MAYOR SMALL, SECONDED BY MAYOR COOPER 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

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-5.

Item C-1

CC - Approval of Cash Disbursements

THAT THE CITY COUNCIL: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 3, 2018 TO MARCH 2, 2018.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meetings on February 12, 2018 and February 26, 2018

THAT THE CITY COUNCIL: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETINGS ON FEBRUARY 12, 2018 AND FEBRUARY 26, 2018.

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Item C-3

CC - Receive and File the Measure Y Sales Tax Status Report as Approved by the Finance Advisory Committee

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE Y SALES TAX STATUS REPORT.

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Item C-4

CC - Acceptance of $13,425.00 in Sponsorship Revenue from the Culver City Cultural Affairs Foundation to Support the 2017 Boulevard Music Summer Festival

THAT THE CITY COUNCIL: ACCEPT $13,425.00 IN SPONSORSHIP REVENUE FROM THE CULVER CITY CULTURAL AFFAIRS FOUNDATION TO SUPPORT THE 2017 BOULEVARD MUSIC SUMMER FESTIVAL.

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Item C-5

HA - Approval of an Amendment to the Existing Professional Services Agreement with Kane, Ballmer and Berkman for Legal Services on an As-Needed Basis

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KANE, BALLMER AND BERKMAN FOR LEGAL SERVICES ON AN AS-NEEDED BASIS;

2. AUTHORIZE THE AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

3. AUTHORIZE THE AUTHORITY EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - (1) Waiver of Competitive Bidding Procedures; and (2) Approval of a Short-Term, Month-To-Month, Professional Services Agreement with Bright View Landscapes, LLC, aka Marina Landscape Maintenance, Inc., for Landscape Maintenance Services until such Time as a Long-Term Agreement is Approved by the City Council through the Request for Proposals (RFP) Process

Council Member Clarke questioned why it took so long to get the RFP together.

Discussion ensued between Council Members and staff regarding other projects that took priority; personnel issues; creating a list for the year indicating which contracts are up; scheduling; ensuring that things are not done at the last minute; and alerting the City Council as to what contracts are coming up.

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

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES; AND,

2. APPROVE A SHORT-TERM, MONTH-TO-MONTH, PROFESSIONAL SERVICES AGREEMENT WITH BRIGHT VIEW LANDSCAPES, LLC, AKA MARINA LANDSCAPE MAINTENANCE, INC., FOR LANDSCAPE MAINTENANCE SERVICES UNTIL SUCH TIME AS A LONG-TERM AGREEMENT HAS BEEN APPROVED BY THE CITY COUNCIL THROUGH THE REQUEST FOR PROPOSALS (RFP) PROCESS; 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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Recess/Reconvene

Mayor Cooper called a brief recess from 8:16 p.m. to 8:20 p.m. to allow technical issues to be addressed.

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Action Items

Item A-1

CC:HA - (1) Discussion of New Affordable Housing Programs and Incentives; and (2) Direction to City Manager/Executive Director as Deemed Appropriate

Sol Blumenfeld, Community Development Director, discussed land use planning policies for new units including the Mixed Use Affordable Housing Program, Inclusionary Housing and Administrative Approval Affordable Housing.

Discussion ensued between staff and Council Members regarding inclusionary housing; financial incentives; mandatory concessions under state density bonus laws; exceptions to the 65-foot height limit; clarification that state law supersedes local requirements; linkage fees; the need for multiple tools to meet the need; support for doing a study on linkage fees; concern with dissuading builders; engaging the Planning Commission; in lieu fees; rental assistance; preserving affordable units; the Low to Moderate Income Housing Fund under the Redevelopment Agency; concern that the administrative approval requirement for buildings up to 20 units would put a further burden on the City; alternative construction types; the importance of building quality; establishing ground rules for Administrative Approval; the process; length of time; and additional studies.

Sol Blumenfeld, Community Development Director, discussed reduced unit size; alternative housing types; seasonal homeless shelters on City property; Enhanced Infrastructure

Financing Districts; the Employer Affordable Housing Tax Credit Study; and reductions to building permit fees.

Additional discussion ensued between staff and Council Members regarding reduced parking requirements as a density bonus incentive for affordable housing requirements; hotel repurposing; density bonus incentive laws; tensile housing; weather proofing; costs; siting; coordination with other cities; additional research necessary; clarification that employer affordable housing would necessitate reallocating existing businesses taxes resulting in reductions to City revenue sources; employer contributions; and prioritizing affordable housing applications as an incentive.

Sol Blumenfeld, Community Development Director, discussed the Low/Moderate Income Trust Fund.

Tevis Barnes, Housing Administrator, discussed programs discontinued after the demise of redevelopment; the difficulty of securing housing for homeless families; the reintroduction of the Neighborhood Preservation Program; addressing deferred maintenance costs; Rental Assistance Program participants; renewing a focus on senior assistance; reinstatement of the Safety and Secure program on a smaller scale; enabling seniors to age in their homes; the 2017 Homeless Count; increases to the numbers of people living in cars and RVs; the need for approval from Los Angeles Homeless Services Authority (LAHSA) before releasing 2018 Homeless Count statistics; one-time grants to help people stay in their homes; help with security deposits; signing bonuses to help get people into homes; encouragement for property owners to work with homeless families; waiving business license fees for multi-family property owners who rent to homeless families; Measure H funding; implementation of the grant; the plan to hire and work with a consultant to identify stakeholders and conduct community engagement to update the 10-year old homeless strategy; the county Rapid Rehousing program; holding a Property Owner Fair; difficulties in securing housing in Culver City due to high costs; ongoing programs; the Rental Assistance Program; Upward Bound; expansion of the role of the Landlord Tenant Mediation Board (LTMB); requiring landlords to inform renters that the LTMB exists; habitability issues; costs; and numbers served.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Alex Fisch discussed General Fund money; decreases to the Housing and Urban Development budget and Rental Assistance Programs; cuts to Housing Choice Vouchers; the federal funding crisis; he encouraged the City Council to adopt the entire suite of programs; discussed senior grants; neighborhood grants; one-time expenditures; Measure H monies; continuing benefits from the county; motel conversion; and the Landlord Fair.

Rich Kissel expressed concern with the expansion of the LTMB into habitability issues; the County Health Department; building a redundant department; City responsibility for informing tenants of the LTMB; concern with encouraging tenants to dispute any rent increase; and potential lawsuits.

Daniel Lee discussed Measure JJJ; expressed support for a strong inclusionary ordinance; incentivizing the continuous construction of affordable housing; and increasing the budget for homeless prevention.

Katy Krantz discussed the number of families that have left the Culver City School District (CCUSD) as they could not afford to stay; she expressed support for the proposed plans; asked for additional support for renters; and she felt that the LTMB was not enough.

Andrea Moraga Holz noted that middle income residents were also having issues affording rents in Culver City; discussed the need to inform tenants of their rights; a survey conducted by the Culver City Coalition; people leaving the City because they can no longer afford to live here; and making rents more transparent.

Kristen Torres Pawling noted the racial justice nature of the issue; discussed housing discrimination; reducing parking requirements; income categories; Green Trip Connect; Transportation Demand Management (TDM) strategies; and she felt it important to resist those who do not want affordable housing in their area.

Michelle Weiner expressed support for expanding the duties of the LTMB; discussed the Los Angeles County Health Department; forestalling eviction issues; drastic rent

increases; support for putting notices about the LTMB in leases; and providing renter protection allowable within the law.

Disa Lindgren expressed support for the diverse proposals to address housing; urged the City Council to be bold as the problem is at a crisis level; she felt that 79 additional units were inadequate; wanted to see Culver City be a leader in the region; discussed impacts on children in schools; and she expressed support for diversity in the City.

Christine Mirasy-Glasco, Upward Bound House, provided background on Upward Bound House; felt the suggested options were helpful; acknowledged that 79 units is a small number but would make a huge difference to those families; discussed temporary housing provided by Upward Bound House; work with the Culver City Unified School District (CCUSD); and positive economic benefits to the area.

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

Richard Otterstrom
Paula Amezola

Discussion ensued between staff and Council Members regarding the Culver City share of Measure H funds; the Mortgage Assistance Program; outstanding loans; prioritization of studies; prioritizing repurposing motels on commercial corridors; alternative housing construction types to bring down costs; funding for studies; the Educational Revenue Augmentation Fund (ERAF) loan; the immediate crisis; concern with starting programs that will not be able to continue when funding runs out; creating affordable housing that will be around for the length of the covenant; things that can be done immediately; costs; the number of proposed units; actions of the City of Los Angeles; the increasing number of homeless people; appreciation for the options available; resurrecting previous programs; ensuring that homelessness is not created in the first place; generating funding; creating financial stability for the City; continuing grant programs and increasing the amount given; work with non-profits and universities to use their research rather than starting from scratch; linkage fees; preventing evictions; requiring landlords to notify residents about mediation services; the

former Social Worker position in the City; coordination with Los Angeles; assistance for middle income residents; concern that the loss of diversity would change the City; the number of units being created by other cities; prioritizing programs that use ERAF first; coming challenges to the General Fund; reduced unit size; enlisting the help of the development community; preservation; County Rapid Rehousing; working with motels and non-profits; setting priorities; clear direction to staff on what to move forward with; concern with losing opportunities; focusing on text amendments and items to leverage the private sector; upcoming work plans; staffing requirements; return on investment; CCUSD property; willingness to partner; children that have to leave the School District as housing costs increase; housing for teachers and classified staff; land value; income limits; the workforce housing component; the Low to Moderate Income Housing Fund; reallocation of Rental Assistance Program funds; shifting demographics; support for reinstating the Redevelopment Agency in terms of affordable and workforce housing; the code amendment for inclusionary; formulating a schedule; timing; and adding items to the work plan for City Council approval.

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Item A-2

CC - (1) Consideration of Guidelines and Application for Implementation of an Artist Laureate Program; and (2) Direction to the City Manager as Deemed Appropriate

Christine Byers, Cultural Affairs Coordinator, provided a summary of the material of record.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Dr. Janet Hoult discussed her experience serving on the Ad Hoc Artist Laureate Subcommittee; including fine, visual, performing, and literary arts in the Artist Laureate designation; development of procedures; the Cultural Affairs Commission; the Poetry Contest during the Centennial Year; she announced that the Culver City Centennial Poetry Collection would include 70 poems about Culver City;

discussed engaging residents in the arts; artist laureate awards; she read a poem entitled *Word Painting*; and she expressed support for the establishment of an Artist Laureate Program.

Len Dickter, Cultural Affairs Commission Chair, discussed the process to create the guidelines for the program; praised Dr. Hoult for her work as Honorary Poet Laureate; and he suggested naming the program for Dr. Hoult.

Discussion ensued between staff and Council Members regarding appreciation for Dr. Hoult; the process undertaken; support for creation of the designation; the Cultural Affairs Foundation; maintaining a strong commitment to the arts; benefits and value of the arts in Culver City; concern with using General Fund monies; Cultural Affairs Foundation funding of the program; the unpaid City Historian position; other positions that are not paid, or are paid less; concern with sending the wrong message; focusing the program more on marketing arts and culture to the City rather than developing an individual artist; the original concept of an equal give and take between the Artist Laureate and the community; the stipend; competitiveness with programs in other communities; the number of artists in other cities and their compensation; staff workload and effort; actual value of services given by the artist; the role of the Artist Laureate in the City; giving back to the community; the application process; financial challenges for the City in the future; ensuring that no ongoing costs are added unless they are critical; concern with financing a volunteer position; the need for a consultant to implement the program; following a similar process as used for the Performing Arts Grant programs; and the use of subject experts in a review panel.

Jeannine Wisnosky Stehlin, Vice Chair of the Cultural Affairs Commission, reported serving on the subcommittee; discussed the Performing Arts Grant process; the value of having experts look at the applicants and advise the Commission; agreement that the honorarium was warranted; and Foundation support.

Additional discussion ensued between staff and Council Members regarding the need to pay the City Historian if the Artist Laureate position is paid; the stipend; expenses incurred in representing the City; application criteria; the feeling that the position should be focused on marketing the arts; the role of staff; concern with creating a burden on

staff; the process for coming up with the stipend amount; covering out of pocket expenses; reimbursements rather than a stipend; salary comparisons with Los Angeles; the importance of taking the City seriously and creating a program that is comparable to programs in other cities; the small cost of the program; differences between the City Historian position and the Artist Laureate position; and the feeling that the position is not for the artist to spend their time marketing.

Council Member Eriksson proposed a motion to approve the position with the Cultural Affairs Commission encouraged to put the financing on the work plan for the Cultural Affairs Foundation.

Further discussion ensued between staff and Council Members regarding clarification as to placement of the financing on the work plan; support for requiring the Foundation to pay for the position; clarification as to whether the program would be cut if the money is not raised by the Foundation; inclusion in the work program for 2018-2019 which could mean another year delay in implementation; whether the consultant and panel are included in the projected costs; the $35,000 seed money for the Foundation; items on the Foundation work plan; the need to raise money in order to carry out the work plan; collaboration vs. being dictated to; differences between the Culver City Education Foundation and the proposed Cultural Affairs Foundation; and estimated costs for the consultant.

Mayor Cooper proposed an amendment to the motion to allot $6,400 toward the consultant. Council Member Eriksson accepted the amendment.

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

1. APPROVE THE IMPLEMENTATION OF AN ARTIST LAUREATE PROGRAM WITH FUNDING TO BE INCLUDED IN THE FY 2018-19 WORK PLAN FOR THE CULTURAL AFFAIRS FOUNDATION; AND,

2. ALLOCATE $6,400 TOWARD THE CONSULTANT.

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Item A-3

CC (1) Consideration of the Cultural Affairs Foundation Board's Recommendation to (A) Approve Revised Bylaws for the Culver City Cultural Affairs Foundation; and (B) Approve a Memorandum of Understanding with the City of Culver City; and (2) Direction to the City Manager as Deemed Appropriate

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

Len Dickter, Cultural Affairs Commission Chair, asserted that the action would make the Foundation more independent, flexible and able to grab opportunities; he discussed working with the Commission on the work plan; allowing the Foundation to bring opportunities to the City; the Downtown Business Association; creating a more professional and motivated fundraising group; and he noted the importance of saving the City money.

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding interest on the loan; clarification that the loan would not constitute a gift of public funds; and the Foundation as serving the public interest.

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

1. APPROVE THE AMENDED AND RESTATED BYLAWS OF THE CULVER CITY CULTURAL AFFAIRS FOUNDATION;

2. APPROVE THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY CULTURAL AFFAIRS FOUNDATION; AND

3. PROVIDE DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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Item A-4

CC - Adoption of a Resolution Establishing Various Fees Related to Commercial Cannabis Business Permits Pursuant to Culver City Municipal Code Chapter 11.17

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

Discussion ensued between staff and Council Members regarding clarification on figures; projected staff time required; careful research by staff; fees vs. taxes; and review of fees after going through the process once.

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION ESTABLISHING VARIOUS FEES RELATED TO CANNABIS BUSINESS PERMITS PURSUANT TO CULVER CITY MUNICIPAL CODE CHAPTER 11.17 "COMMERCIAL CANNABIS BUSINESSES."

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Item A-5

CC - (1) Introduction of an Ordinance Amending Culver City Municipal Code Chapter 11.17 "Commercial Cannabis Businesses", and amending Section 11.01.075 "Unlawful Businesses Prohibited" of Chapter 11.01; and (2) Review of Administrative Guidelines for Review of Criminal Background Checks for Commercial Cannabis Permit Applicants

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

Discussion ensued between staff and Council Members regarding the number of viable parcels; buffer zones; felonies; child endangerment; normal alley width; concern with opening up the corners; direction to not exclude residential streets in Los Angeles; and the inclusion of sensitive receptors in Los Angeles.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Nelissa Davidson discussed the use of unconventional medication; chemotherapy and cannabis; and she indicated that

she was looking to develop a regulated and vetted facility for those looking for alternatives to conventional treatment.

Bobby Davidson discussed recreational use and normalization of cannabis; concern with closing off locations that can serve the community; the need to educate people who really require help; a suggestion to establish a clinic; providing subsidies since insurance does not cover medical cannabis; giving back to the City; providing consultant services to teach people how cannabis can help them; and a suggestion to add a permit for a clinic format to help people who cannot afford it.

Discussion ensued between staff and Council Members regarding the difficulty of including the clinic format at this point; consideration of the issue in the future; the ability to apply for a retail permit; lessons learned in the first year; and evolution of the process over time.

MOVED BY MAYOR COOPER, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: (1) INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 11.17 "COMMERCIAL CANNABIS BUSINESSES", AND AMENDING SECTION 11.01.075 "UNLAWFUL BUSINESSES PROHIBITED" OF CHAPTER 11.01; AND (2) REVIEW THE ADMINISTRATIVE GUIDELINES FOR REVIEW OF CRIMINAL BACKGROUND CHECKS FOR COMMERCIAL CANNABIS PERMIT APPLICANTS AND PROVIDE ANY COMMENTS.

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Item A-6

CC - (1) Approval of a Professional Services Agreement with PFM Asset Management, LLC to Establish and Administer a Supplemental Pension Trust and (2) Approval of a Proposed Budget Amendment (Four-Fifths Vote Requirement)

Mayor Cooper invited public participation.

No cards were received and no speakers came forward.

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

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH PFM ASSET MANAGEMENT LLC TO ESTABLISH AND ADMINISTER A SECTION 115 IRREVOCABLE PENSION TRUST, AND

2. AUTHORIZE THE TRANSFER OF $10 MILLION OF GENERAL FUND UNDESIGNATED FUND BALANCE TO THE TRUST AND APPROVE THE RELATED BUDGET AMENDMENT (BUDGET AMENDMENT REQUIRES A 4/5THS 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 A-7

(1) Appointment of General Plan Advisory Committee (GPAC) Members; (2) Provide Direction on the Proposals to Segregate the Economic Development Scope of Services in the General Plan Update (GPU) Request for Proposals (RFP); (3) Discussion of Revisions and a Suggested Cover Letter for the GPU RFP Recommended by the GPU Subcommittee; (4) Discussion of GPU Subcommittee Retention, Modification, or Dissolution; (5) Approval of Revisions to the GPU Advisory Bodies Framework and Details; (6) Approval of Revisions to the GPAC Operational Guidelines; (7) Direction on GPAC Facilitator; and (8) Direction to the City Manager as Deemed Appropriate

Vice Mayor Small observed that the item was complex, important, and being considered at 11:35 p.m.

Council Member Clarke provided background on his choices which included: Reverend Doctor Frances Wattman Rosenau, Wally Marks, and Jeanne Min who would resign from the Fiesta La Ballona Committee.

Council Member Sahli-Wells provided background on her choices which included: Kristen Torres Pawling who would resign from the Bicycle and Pedestrian Advisory Committee (BPAC), Claudia Vizcarra, and Fred Puza who would resign from the Committee on Homelessness.

Council Member Eriksson provided background on his choices which included: Jamie Wallace, Laura Stuart and Denise Rentieria.

Vice Mayor Small provided background on his choices which included: Diana Hernandez who would resign from the BPAC, Patricia Bijvoet who would resign from the BPAC, and Ken Mand.

Mayor Cooper provided background on his choices which included: Scott Malsin, Manjit Asrani and Andrew Weissman.

Discussion ensued between staff and Council Members regarding an option for the GPU RFP that the consultant would start with the economic development portion; concerns with continuity; timing; commencement of the actual work at the end of the year; concern with delay to the process as contracts are executed; the economic component as part of the prelude plan to the GPU process; ensuring that items acted on right away are done coherently with items done later, such as land use; doing a separate RFP for the focused economic development strategy; incorporating the work of the economic strategy into the General Plan; the draft RFP; the hybrid standalone; creating an updated economic development strategy to focus staff efforts; the economic development component of the General Plan; the need for a more current and focused economic development plan; concern with economic drivers driving the General Plan; concern that the current business climate would define City policies for the next 25 years; providing services; the intent to get an understanding of economic needs; identifying opportunities; creating an overall plan; workforce housing for industries; sustainability programs; market indicators; positioning the City for success; and agreement to add the word augment to item B.

Ashley Hefner, Advance Planning Manager, discussed delays to the GPU RFP schedule associated with the separate economic development strategy RFP; ensuring communication and collaboration between the two groups so items get folded into the scope of work; including economic services; and the need for fiscal and economic analysis of polices and land use scenarios.

Additional discussion ensued between staff and Council Members regarding length of time to create the work scope; a suggestion to add a paragraph in the existing GPU RFP to indicate that it should comport with the economic development strategy RFP; concern with holding up the GPU RFP; a suggestion to put a caveat in the GPU RFP that the consultant review the content of the economic development strategy RFP

and make course corrections to advance economic development using information from the strategy so that the GPU can move forward; Level of Service (LOS) vs. Vehicle Miles Travelled (VMT); concern with getting too far ahead of a separate RFP; having the consultants waiting for information; extending the due date for proposals; whether to accept the delay or let go of the economic development strategy; consensus to do Item B; acknowledgement that there will be a month delay to the process; scheduling; additional meetings; adding language to the cover letter to promote Culver City as a City of Kindness; adjustments to language in the cover letter about exploring the possible end of life use for the Inglewood Oil Field; SB 743; the technical analysis; clarification that both a VMT and an LOS analysis would be conducted; City Council consideration of all available information; vetting of information by the subcommittee; the number of Request for Qualifications (RFQ) submissions; the preliminary set of interviews; the selection team; agreement to keep the subcommittee for now; allowing a mechanism for Council Members to provide input; the feasibility of having the entire Council consider all of the applications; providing direction as to priorities; efficiency; finding a way to involve the entire City Council; creation of a hybrid model; providing a report after the first set of interviews; clarification that, as soon as the RFP goes out, Council Members will not be able talk to any firms; anti-lobbying; changing the name of the Public Advisory Committee to the Engagement Advisory Committee; the importance of clarity on the purpose of each committee; term and frequency; flexibility; rotating members for availability and different phases; operational guidelines; requirements for the third party facilitator; reporting procedures; involvement of Council Members in the Technical Advisory Committee; engaging City Council Members; GPAC facilitator required to have International Association of Participation (IAP2) certification; and public engagement.

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

1. APPOINT THE FOLLOWING PEOPLE TO SERVE ON THE GPAC: MANJIT ASARANI, PATRICIA BIJVOET, DENISE DENTIERIA, DIANA HERNANDEZ, SCOTT MALSIN, KEN MAND, WALLY MARKS, JEANNE MIN, KRISTEN TORRES PAWLING, FRED PUZO, REVEREND DOCTOR FRANCES WATTMAN ROSENAU, LAURA STUART, CLAUDIA VIZCARRA, JAMIE WALLACE, AND ANDREW WEISSMAN; AND

2. DRAFT AN ECONOMIC DEVELOPMENT STRATEGY RFP; AUGMENT THE GPU RFP TO INDICATE THAT IT MUST COMPORT WITH THE ECONOMIC DEVELOPMENT STRATEGY RFP; AND BRING BOTH RFPS BACK TO THE 4/23 COUNCIL MEETING; AND

3. MAKE THE FOLLOWING EDITS TO THE GPU RFP AND COVERLETTER: EDIT COVERLETTER BULLET ON INGLEWOOD OIL FIELD TO INDICATE, "EXPLORATION OF THE POSSIBLE END OF LIFE USE"; ADD BULLET TO END OF COVERLETTER 'KEY QUESTIONS' LIST STATING, "HOW CAN OUR PUBLIC AGENCIES, NONPROFITS, BUSINESSES, AND SCHOOLS ENHANCE OUR QUALITY OF LIFE AND PROMOTE CULVER CITY AS A CITY OF KINDNESS?"; AND EDIT GPU RFP TO SPECIFICALLY CALL OUT VEHICLE MILES TRAVELED IN MOBILITY TECHICAL ANALYSIS SECTION; AND

4. MAINTAIN THE GPU SUBCOMMITTEE FOR NOW; AND

5. APPROVE REVISIONS AS PRESENTED TO GPU ADVISORY BODIES FRAMEWORK AND DETAILS; AND

6. APPROVE REVISIONS AS PRESENTED TO THE GPAC OPERATIONAL GUIDELINES; AND

7. AGREE TO REQUIRE THE GPAC FACILITATOR TO BE A THIRD PARTY, IAP2 CERTIFIED OR AN EQUIVALENT.

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Item A-8

CC - (1) Consideration of Culver City's Participation in the Revive Civility Cities Program Sponsored by the National Institute for Civil Discourse, Including Up To $14,000 in In-Kind Support; and (2) Direction to the City Manager as Deemed Appropriate

Discussion ensued between staff and Council Members regarding costs for a City-wide mailing; the scope of work; targeting specific areas; social media; email outreach; and value of services.

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

1. PARTICIPATE IN THE REVIVE CIVILITY CITIES PROGRAM SPONSORED BY THE NATIONAL INSTITUTE FOR CIVIL DISCOURSE, INCLUDING PROVIDING UP TO $5,000 IN IN-KIND ASSISTANCE; 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; AND

4. PROVIDE DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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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 12:54 a.m., Tuesday, March 13, 2018 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Steven Rose, Carmelita Bell and Leland Stewart to March 13, 2018 at 5:00 p.m.

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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

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