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

September 11, 2018
5:30 p.m.

Call to Order & Roll Call

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

Present: Thomas Small, Mayor
Meghan Sahli-Wells, Vice Mayor
Göran Eriksson, Council Member
Alex Fisch, Council Member
Daniel Lee, Council Member*

*Council Member Lee arrived at 5:38 p.m.

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 - Anticipated Litigation
Re: Initiation of Litigation - 1 Matter
Pursuant to Government Code Section 54956.9 (d)(4)

CS-2 Conference with Legal Counsel - Existing Litigation
Treasure Quarker et al v. City of Culver City et al
LASC Case No. BC668362
Pursuant to Government Code Section 54956.9 (d)(1)

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Regular Session

Mayor Small reconvened the meeting of the City Council and convened the meeting of the Culver City Housing Authority Board, and the Successor Agency to the Redevelopment Agency Board at 7:07 p.m. with all Council Members present.

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Invocation/Pledge of Allegiance

Serena Wright-Black, Acting City Manager, led the invocation and the Pledge of Allegiance was led by Paul Ehrlich.

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Report on Action Taken in Closed Session

Mayor Small indicated nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Lee reported attending the Sister City Annual Picnic and indicated that he would be travelling to Iksan, South Korea.

Council Member Fisch invited everyone to attend Experience Elenda on September 13 as part of the Go Human event focusing on pedestrian safety and alternative modes of transportation, and he described planned activities.

Council Member Eriksson discussed 9/11 remembrances and invited anyone interested to attend the LAX Roundtable meeting on September 12 in Hawthorne at the Memorial Center.

Vice Mayor Sahli-Wells announced the LA Film Festival from September 20-28 and the Annual Coastal Cleanup on September 15; she indicated that she would be attending the Climate Summit on September 13; and she reported that she and Mayor Small had attended the Mayoral Roundtable from Metro and would be sharing information they brought back with the rest of the City Council.

Mayor Small reported taking part in the Mayor's Climate Summit in San Francisco.

Kim Braun, Environmental Operations Manager, discussed outreach, marketing and education for the polystyrene ban; she announced that the Solid Waste Association of North American had awarded Culver City the Silver Award of Excellence for Communication, Education and Outreach Tools; and she discussed the grant from the Baldwin Hills Conservancy for a rain garden noting that the ribbon cutting at the Culver City Transfer Station would be on September 15.

Christine Byers, Cultural Affairs Coordinator, announced the 30th anniversary of the Art in Public Places program; provided background on the program; and she discussed program goals and outreach.

Louise Coffey-Webb, Public Art Collections Manager, discussed plans for the celebration of the 30th anniversary of Art in Public Places; the Downtown Walking Tour; tour books available at the back of Council Chambers; the mobile app; and she discussed work with the Culver City Unified School District.

Jeremy Green, City Clerk, discussed the voter registration outreach campaign; she noted the October 22, 2018 deadline for the November 6 election; indicated that a kiosk is available at the back of Council Chambers to check voter registration status and register if needed; she indicated that information is available on the website; and she discussed a proclamation to be awarded at the September 24 City Council meeting for National Voter Registration Day on September 25.

Jeremy Green, City Clerk, reported that Council Member Lee had arrived at 5:38 p.m. and she took roll call again with all five Members present.

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Presentations

Item P-1

CC - Presentation to the City Council by West Los Angeles College Regarding its 50th Anniversary and its Vision for the Future

Dr. James Limbaugh, West Los Angeles College (WLAC), provided a video presentation on the 50 year history of the College; discussed people served; demographics; partnerships; the Food Bank; challenges; homeless students on campus; and he thanked Culver City for their support.

Discussion ensued between Council Members and Dr. Limbaugh regarding appreciation for the report; support for more reports in the future; a City Council agenda item regarding homelessness; the student homeless shelter on the UCLA campus, student-run homeless services, and the viability of a similar program at WLAC; the WLAC Food Bank; establishment of a clothes closet at WLAC; housing requirements and limitations at WLAC as a state institution; the opportunity for a public/private partnership; and current construction on campus.

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Item P-2

CC - Presentation to the City Council on the Government Alliance on Race and Equity (GARE) Program Activities

Serena Wright-Black, Acting City Manager, introduced the item.

Amy Weber, Helen Chin and Erica McAdoo provided a presentation on GARE; introduced staff participants; discussed the Culver City Cohort; building capacity; accomplishments; improving outcomes and opportunities; normalizing conversations about race; and expressed appreciation to the City for their support.

Discussion ensued between staff and Council Members regarding scheduling of Implicit Bias Training; appreciation for the work done; difficult but necessary conversations; and recognition of Culver City at the Mayor's Innovation Project.

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Item P-3

CC - Presentation to the City Council Regarding Southern California Hospital as a Recipient of Healthgrades' 2018 Award of Excellence

Mike Klepin, Southern California Hospital, provided background

on himself and on the hospital; discussed national recognition for quality care and public safety; services provided; personnel; expansion; facility improvements; wait times; the Healthgrades' 2018 Award of Excellence; and appreciation for support from Culver City.

Mayor Small thanked Mr. Klepin for the presentation and welcomed additional presentations in the future.

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Joint Public Comment - Items Not on the Agenda

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Palvi Mohammed, Parks, Recreation and Community Services (PRCS) Commissioner, announced plans to send Commission representatives to City Council meetings once per month to improve communication; reported on the Blair Hills Park project; resident feedback; creation of new ad hoc subcommittees; Community Conversations; potential topics; he invited everyone to attend Community Conversation #9: What Can Be Done to Stop Bullying on November 13 in the Rotunda Room at Veterans Auditorium; and he discussed efforts to update current municipal code provisions relating to PRCS activities.

Dr. Janet Hoult discussed 9/11; deadliness of the incident for first responders; and she read a poem by Sheila Steckler.

Marsha Wilde read a poem about 9/11.

Shelby Hanson discussed her Girl Scout Gold Award and described her proposal for a gun buyback in Culver City

Council Members agreed to agendize consideration of a gun buyback in Culver City.

Dirahn Gillams, Green Balloon Foundation, provided background on the organization; discussed the Ballona Creek Bike Path; runoff; capturing plastic waste before it travels to the ocean; their proposal; alternative energy solutions; additional charging stations for electric vehicles; water retention methods; and the need for permit approval.

Vice Mayor Sahli-Wells indicated that she had shared information from Mr. Gillams with staff and that they would follow up.

Jeff Kiernan, League of California Cities, welcomed the two new Council Members; discussed the annual conference in Long Beach from September 12-14; transportation and housing issues; SB1; and he expressed eagerness to work with the City Council.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported receipt of two pieces of correspondence for Item PH-1 and one for Item A-4.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH 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 LEE, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 AND C-6.

Item C-1

CC:HA:SA - Approval of Cash Disbursements

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 18, 2018 TO AUGUST 31, 2018.

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Item C-6

CC - (1) Approval of Three-Year Agreement with CSched USA to Provide Runcutting and Scheduling Services for Culver CityBus in an Amount Not-to-Exceed $325,000.00 with an Option for an Additional Two-Year Term in an Amount Not-to-Exceed $210,000.00; and (2) Authorization to the City Manager to Approve Amendments to the Agreement in an Additional Aggregate Amount Not-to-Exceed $134,000.00 (~25%) for Unanticipated Costs

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR AGREEMENT WITH CSCHED USA TO PROVIDE RUNCUTTING AND SCHEDULING SERVICES IN AN AMOUNT NOT-TO-EXCEED $325,000.00 WITH AN OPTION FOR AN ADDITIONAL TWO-YEAR TERM IN AN AMOUNT NOT-TO-EXCEED $210,000.00; AND

2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT IN AGGREGATE AMOUNT OF $134,000.00 (~25%) FOR UNANTICIPATED COSTS.; 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-2
(Out of Sequence)

CC: Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Right-of-Way to Install 517 Feet of Fiber Optic Cable Along the West Side of Jefferson Boulevard Between Leahy Street and Duquesne Avenue and Running Northwards to 9905 Jefferson Boulevard

In response to inquiry from Council Member Lee, Charles Herbertson, Public Works Director, provided clarification regarding the installation location for the fiber optic cable.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER CABLE FOR USE OF THE PUBLIC RIGHT-OF-WAY TO INSTALL 517 FEET OF FIBER OPTIC CABLE ALONG THE WEST SIDE OF JEFFERSON BOULEVARD BETWEEN LEAHY STREET AND DUQUESNE AVENUE AND RUNNING NORTHWARDS TO 9905 JEFFERSON BOULEVARD; AND

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-3

CC: Adoption of a Resolution Approving an Encroachment Agreement with Crown Castle for Use of the Public Right-of-Way to Install 925 Feet of Fiber Optic Cable Starting at the Intersection of Hayden Avenue and Warner Drive and Running Eastwards Along Warner Drive to 8440 Warner Drive

Council Member Eriksson discussed the Dig Once policy.

Charles Herbertson, Public Works Director, clarified that the policy being utilized is called Dig Smart and he noted that an item would be brought forward in the near future.

Discussion ensued between staff and Council Members regarding visual impacts; the importance of consistency with streetscapes; underground and aerial components; existing above ground wiring; clarification that the City does not have the ability to say no; clarification that new poles are not being allowed; guidelines for standards; small cells vs. fiber installations; expansion of underground districts; limited funds from utilities; and Rule 28 monies.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH CROWN CASTLE FOR USE OF THE PUBLIC RIGHT-OF-WAY TO INSTALL 925 FEET OF FIBER OPTIC CABLE STARTING AT THE INTERSECTION OF HAYDEN AVENUE AND WARNER DRIVE AND RUNNING EASTWARDS ALONG WARNER DRIVE TO 8440 WARNER DRIVE;

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

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

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Item C-4

CC - FOUR-FIFTHS VOTE REQUIREMENT: Approval of (1) the Conceptual Drawings for the Higuera Bridge Observation Deck; (2) an Amendment to the Existing Professional Services Agreement with IDC Consulting, Inc. in an Additional Amount Not-to-Exceed $110,000 for Preparation of the Final Plans and Specifications Incorporating the Observation Deck ($90,000) and Right-of-Way Utility Coordination and Certification Document ($20,000); and (3) a Related Budget Amendment, for the Higuera Street Bridge Removal and Replacement Project (PZ-553)

Council Member Lee questioned whether protected bike lanes for the area had been considered.

Discussion ensued between staff and Council Members regarding the current plan; options to be explored; creating physical separation; federal requirements; staff agreement to return with physical designs and a status report as additional information becomes available; money spent by Culver City for the observation deck; linkage to Ballona Creek; traffic solutions on Higuera; access to the Ballona Creek Bike Path; prioritizing safety; attracting walkers; access to the Hayden Tract and Rancho Higuera neighborhood; feedback received; creation of a shade structure for peak times of the day; prioritization of safety; staff agreement to provide drawings to the City Council; the potential for increased funding from Metro; and Active Transportation grants.

THAT THE CITY COUNCIL:

1. APPROVE THE CONCEPTUAL DRAWINGS FOR THE HIGUERA BRIDGE OBSERVATION DECK; AND

2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH IDC CONSULTING, INC. IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED $110,00 FOR FINAL PLANS AND SPECIFICATIONS INCORPORATING THE OBSERVATION DECK ($90,000) AND RIGHT-OF-WAY UTILITY COORDINATION AND CERTIFICATION ($20,000), FOR THE HIGUERA BRIDGE REMOVAL AND REPLACEMENT PROJECT (PZ-553);

3. APPROVE A RELATED BUDGET AMENDMENT (FOUR-FIFTHS VOTE REQUIRED);

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

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

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Item C-5

CC: Direction Regarding City Activities Related to Clean Air Day on October 3, 2018

Council Member Fisch discussed greenhouse gas emissions and he suggested that Culver City research reductions to emissions from transportation.

Art Ida, Transportation Director, discussed current use of compressed natural gas buses; plans to look at electric buses; unseasonably hot weather; logistical issues; improved technology; range; charging; and continued exploration.

Discussion ensued between staff and Council Members regarding the conversion of the Antelope Valley Transit Authority to an all-electric fleet; the SNAP program to monitor air; the Inglewood Oil Field; updating signage to indicate the change to renewable natural gas; cleaner and more sustainable natural gas; greenhouse gases; organic waste; digestors; the natural gas grid; the California Air Resources Board; environmentally friendly resources for transportation; and trapping and reuse of gases.

THAT THE CITY COUNCIL APPROVE THE ACTIVITIES AS SET FORTH IN THIS REPORT FOR CLEAN AIR DAY ON OCTOBER 3, 2018.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-2 THROUGH C-5.

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Public Hearings

Item PH-1

PUBLIC HEARING: Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.025 - Height Measurement and Height Limit Exceptions, Relating to the Standards and Requirements for Height Projections (Zoning Code Text Amendment, P2018-0124-ZCA)

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

Gabriela Silva, Associate Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding clarification that height limits are not proposed to be changed; existing accommodations in the zoning code for elevators and accessory structures or projections; reasons for the change for elevators; review of different projects that have come before staff; the practicality of 13.5 feet; survey of surrounding jurisdictions; allowances for solar water heaters; simplification of wording to allow for all solar; concern with the visual impact with the elimination of setbacks; typical location of elevators and stair towers; efficiency; angle clearances in commercial zones; adding clarification specifically for parking structures; other instances; bulk and mass; maintaining flexibility; smaller scale developments; distinguishing between various uses; different rules depending on building height; the 60 degree clear angle; impacts to abutting commercial properties vs. residential properties; refinement of the code in reaction to projects coming through the process; and minimizing impacts on residential neighborhoods abutting commercial developments.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING AND RECEIVE PUBLIC COMMENT.

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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

Discussion ensued between staff and Council Members regarding appreciation to the Planning Commission for their work on the issue; making projects more buildable; solar; light and shadow studies; refinements; and visibility of lights on the top of the Platform.

MOVED BY MAYOR SMALL, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE APPROVING ZONING CODE AMENDMENT P2018-0124-ZCA, AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.300.025 - HEIGHT MEASUREMENT AND HEIGHT LIMIT EXCEPTIONS.

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Action Items

Item A-1

CC - City Council Consideration to Adopt a Resolution Expressing Support for "Everyone In" an Initiative by the County of Los Angeles and the United Way to End Homelessness.

Sol Blumenfeld, Community Development Director, introduced the item.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Raul Lopez, Los Angeles Homeless Services Authority, provided an overview of results from the 2018 Greater Los Angeles Homeless Count; thanked volunteers, partners and community service providers; discussed decreases; strategies to address

the issue; limited housing stock; affordability issues; increased numbers of people falling into homelessness for the first time; demographics of those falling into homelessness; Service Planning Area (SPA) findings; community level data for Culver City, SPA 5; the reduction in the number of those living in RVs and vehicles; ways to get involved; and the planned 2019 street count.

Chelsea Byers, Everyone In Campaign representative, discussed community engagement; building support for proven solutions to end homelessness; the LAHSA Homeless Count; scope of the issue; maintaining commitment; increases in rents; wages; growing numbers of people experiencing homelessness for the first time; increased numbers of women and elderly who are homeless; the importance of identifying solutions for individuals; chronic homeless vs. first time/temporary homeless; the lack of affordable housing units; rent increases; economic framing of the conversation; mental illness and disability; supportive housing; stability, safety and services; the Housing First policy; voter support of funding; Prop HHH and Measure H; investing time and energy into the root causes of homelessness; training and workshops; community engagement; different programs to address homelessness; and scheduling workshops and information sessions in Culver City.

Discussion ensued between staff and Council Members regarding the need for 2,260 units of affordable and supportive housing in Culver City; staff efforts on the issue; building housing on the westside; maintaining community ties; support networks; maintaining mental health; support for community workshops; resistance from community members; the history of refusing to build affordable housing in the City; children falling into homelessness and leaving the school district; the importance of outreach and taking action; and density conversations.

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

1. ADOPT A RESOLUTION IN SUPPORT OF "EVERYONE IN"; AND

2. DIRECT THE CITY MANAGER'S OFFICE TO TRANSMIT THE RESOLUTION TO THE OFFICE OF SUPERVISOR MARK RIDLEY-THOMAS, UNITED WAY OF GREATER LOS ANGELES, AND THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS.

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Item A-2

CC:HA - Authorization to Release Request for Proposals (RFPs) for Consultant Services to Prepare Affordable Housing Feasibility Studies for Temporary Seasonal Homeless Shelter(s), Motel Reuse and Manufactured/Modular Affordable Housing.

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

Discussion ensued between staff and Council Members regarding appreciation to staff for moving forward quickly; identified housing and site-specific measures; continued work on drafting inclusionary zoning ordinances; application of levels of affordability; encouragement to speed up the time frame for the process; time required for surveys and outreach; public outreach; motel re-use; sensitive receptors; required mitigation; and feasibility studies.

Mayor Small invited public input.

The following member of the audience addressed the City Council:

Paul Ehrlich expressed opposition to the item as he felt that the action would not decrease the numbers of homeless and that money should not be taken away from permanent housing to create temporary housing; he discussed restrictions with the temporary housing program; evictions once temporary housing is discontinued; concern with disruption to education; installation of the temporary units; demolition costs; the amount of time the units would not be used and have to be stored; and he felt the better way to provide temporary housing was through St. Josephs.

Discussion ensued between staff and Council Members regarding the intent of the seasonal shelter program; tensile structures; sharing the burden with surrounding communities; affordable programs; investigation of affordable alternatives; manufactured housing; land costs; use of public land; affordable housing; distinct programs to achieve different objectives; the need to answer questions raised by Mr. Ehrlich as the program develops; current exploration of options; the due date for RFPs; Housing Division management of review and recommendation; ensuring consistency; the multi-pronged

approach; ground rules specifically laid out in the RFP; people who refuse to go into shelters as a result of the restrictions; allowing the consultants to propose best practices rather than pre-determining rules; space issues with seasonal shelters; scarcity of real estate; dealing with the possessions of the homeless on a finite site; concern with creating barriers before the process even begins; accommodating less people per night more effectively; tradeoffs; keeping important questions open; hours of the seasonal shelter; transportation; the goal to provide wrap around services; next steps; identification of sites; subsidies for units; leveraging public land; work with non-profits; communication with the Westside Cities Council of Governments; vetting of the best way to proceed; Measure H funding; input and resources from other cities; target dates for bringing strategies forward to the City Council; making it clear that items included are options and topics to be considered rather than requirements; prioritization; not limiting the discussion to within City boundaries; survey mapping by the consultant; parcels located both within Culver City and Los Angeles; Caltrans properties; and appreciation and acknowledgement of the past few City Councils that have built affordable housing.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD: AUTHORIZE RELEASE OF A REQUEST FOR PROPOSALS FOR CONSULTANT SERVICES TO PREPARE AFFORDABLE HOUSING FEASIBILITY STUDIES FOR TEMPORARY SEASONAL HOMELESS SHELTER(S), MOTEL REUSE AND MANUFACTURED/MODULAR AFFORDABLE HOUSING.

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Item A-3

CC - Discussion and Direction Related to 1) the Sale of County Property Zoned Open Space (OS) Adjacent to the Ballona Creek; 2) the Proposed Use and Development Standards for Such OS Zoned Properties; and 3) the Process for Developing Such OS Zoned Properties

Elaine Gerety Warner, Economic Development Project Manager, provided a summary of the material of record.

Sol Blumenfeld, Community Development Director, clarified the staff request for direction regarding the disposition of the

sale of county property related to two property owners, the development and use of the OS zoned property and development standards, and clarity on whether the City Council would like to see the county sell property to individual property owners going forward.

Discussion ensued between staff and Council Members regarding clarification that OS zoning means Open Space zoning; whether a zone change is being considered; the Comprehensive Plan; the Wende Museum; allowable uses; staff discretion; and the request for City Council direction.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Carol Daily provided a history of ownership of her property; discussed the land purchase from the county; the permitted structure; efforts to tie the lots together; communication and work with City staff; she expressed concern with a poorly defined process; discussed the lot line adjustment; efforts to comply with requests and gain approval to build on their property; denials; corrections and modifications; the Open Space designation; and concern that there is not a reasonable time frame for completion.

Adam Lilling discussed the Five Year Strategic Plan; expressed support for restoration of the Creek; he asserted that the purchase and proposed use of their property was not in conflict with the Plan; he discussed the goal to secure and beautify the property; building a pool on their property; landscaping and design plans for the Creek; public areas for development; issues with trash and disruptive individuals along the Creek; 8 years of work with the County; and positive experiences working with City staff.

Ben Fielder requested clarity on the City's intent for use of the land; he asked that the City allow the homeowners to tie in to the area; and he wanted to see residents allowed to purchase the area and clean it up.

Discussion ensued between staff, Council Members and Mr. Fielder regarding the location of his property.

Paul Debevec expressed support for consideration of allowing the properties to tie in the land; discussed yards that add to the neighborhood; the significant issue of the hidden pockets; graffiti and trash; and allowing residents to take ownership and maintain the land.

Neal Tabachnick provided background on his property; discussed the difficulty of the process to purchase the small portion of property; he asked about restrictions on Open Space property; supported allowing residents to have their backyards; building granny units on the extra space; he questioned the restriction on building; and he expressed concern with indecisiveness by Ballona Creek Renaissance.

Discussion ensued between staff and Council Members regarding shared jurisdictions and departments; lot ties; the 2016 Strategic Plan; use of OS zone properties; and resolving issues.

Discussion ensued between Council Members and Ms. Daily regarding her intent to replace the previous structure with a larger structure; clarification that plans are approved but the permit has not been issued; accessory structures zoned within Open Space; consistency with the types of buildings already in the area; and the three-foot encroachment into the Open Space.

Additional discussion ensued between staff and Council Members regarding previous transactions with the county; resilience; issues with flooding; ensuring that people do not lose their homes; taking a broad look with the development of the Creek plan; fairness in allowing those already on the path to continue within Open Space guidelines; maintaining Open Space; allowing people to take care of the spaces in limbo; increased focus on the Creek; preserving the limited public space; keeping within guidelines for Open Space for the future; instructions to the county that the City has other plans for the Creek and not to sell other properties; funding and partners for the Creek Plan; looking at everything holistically rather than piecemeal; nuance in the Open Space zone; the inability to put anything in Open Space zones; the Comprehensive Plan allowing for ancillary structures like sheds; allowing a buffer to the Creek; safety; support for the lots west of Le Bourget; asking the county to hold off on selling land east of Le Bourget; a suggestion to waive Comprehensive Plan fees; fee waivers vs. exemptions;

acquisition of county property; properties that could be sold; increases to the value of public property by the Creek; discretion of the Director; exempting the fee but not the requirements for the Comprehensive Plan; restrictions on what can be built; keeping the current zoning designation as Open Space; maintaining building restrictions; clarification that a pool is treated similarly to an accessory structure; layers to the process; and City Council agreement to direct staff to expedite existing projects with an exemption to Comprehensive Plan fees and to direct the county not to sell any more Open Space parcels.

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Item A-4

CC - Appointment to Fill a Vacancy for Seat No. 2 on the Committee on Homelessness for an Unexpired Term Ending June 30, 2020

Jeremy Green, City Clerk, provided a summary of the material of record.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Gerald Weiner provided background on himself; discussed his interest in the issue; and he indicated his desire to serve.

Melissa Volbrecht provided background on herself and indicated a desire to serve.

John Helyar spoke in support of the appointment of Melissa Volbrecht citing her experience in housing.

Discussion ensued between Council Members regarding the pool of highly qualified applicants.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT MELISSA VOLBRECHT TO FILL SEAT NO. 2 ON THE COMMITTEE ON HOMELESSNESS FOR AN UNEXPIRED TERM ENDING JUNE 30, 2020.

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Item A-5

CC - (1) Consideration of a Recommendation from the Culver City Disability Advisory Committee to Remove a Member Who Has Been Deemed Inactive; and, (2) [If Desired] Appointment of a New DAC Member from the Existing List of Applicants to Fill the Seat

Corey Lakin, Parks, Recreation and Community Services Commission, provided a summary of the material of record.

Mayor Small invited public comment.

Jeremy Green, City Clerk, indicated that Carmen Ibarra had been present to speak, but had to leave.

The following member of the audience addressed the City Council:

Lisette Palley provided background on herself and indicated a desire to serve.

Responding to inquiry, Jay Shery, Disability Advisory Committee (DAC) Chair, discussed the appeal and subsequent reinstatement of another DAC Member with attendance issues.

Discussion ensued between staff and Council Members regarding appreciation for the service of Barbara Effros-Schwartz; allowing full representation on the Committee; giving a chance to others to step up; and support for the applicants.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE RECOMMENDATION FROM THE CULVER CITY DISABILITY ADVISORY COMMITTEE TO REMOVE A MEMBER WHO HAS BEEN DEEMED INACTIVE.

Discussion ensued between Council Members regarding support for the excellent candidates; the Achievable Foundation; encouragement for Ms. Ibarra to apply again; and a suggestion to have the DAC tour the Achievable Foundation.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT LISETTE PALLEY TO SERVE ON THE DISABILITY ADVISORY COMMITTEE.

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Item A-6

CC - Authorize the Release of a Request for Proposals (RFP) to Provide Consultant Services for a Soft Story Building Survey and Preparation of a Seismic Retrofit Program

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

Discussion ensued between staff and Council Members regarding development of funding for building owners to assist in retrofitting; state programs to help fund retrofitting; a small program in the City of West Hollywood; work done in other cities; comparisons with other cities; local context; earthquake resiliency; the timeline; the step-by-step process; cost hurdles; ensuring that the process moves forward; allowing for City Council input as the process moves forward; mobility discussions; potential parking losses; the intent to examine technical issues; implementation measures; policy decisions; technical issues; political decision points; support for the work of Ms. Wolfberg with Dr. Lucy Jones through the Southern California Council of Governments; keeping the Housing and Fire departments involved; involving stakeholders; concern with rising rents; water resiliency; work done in-house; and retrofitting for energy savings.

Mayor Small invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS TO PROVIDE CONSULTANT SERVICES FOR A SOFT STORY BUILDING SURVEY AND PREPARATION OF A SEISMIC RETROFIT PROGRAM.

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Item A-7

CC- (1) Adoption of a Position Opposing the Repeal of "The Road Repair and Accountability Act" (SB 1 - Beall) Proposition 6; (2) Authorization to Join the Coalition to Protect Local

Transportation Improvements ("Coalition"); and (3) Transmission of the City's Position to the Coalition

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Eli Lipmen, Move LA, provided background on the organization and on himself; felt that the proposition could hurt the community; discussed potential affects to transit operations; budget cuts; he asserted that the action would be a hit against local cities; and he listed groups and organizations in opposition to the proposition.

Discussion ensued between Mr. Lipmen and Council Members regarding polling; ad campaigns; focusing on jobs, commerce and local infrastructure; and national implications.

Additional discussion ensued between staff and Council Members regarding acknowledgement to staff members for their efforts; fiscal impacts; fluctuations in the cost of oil; and actual affects to the cost of gas.

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

1. ADOPT A POSITION OPPOSING THE REPEAL OF "THE ROAD REPAIR AND ACCOUNTABILITY ACT" (SB 1 - BEALL), PROP. 6; AND

2. AUTHORIZE THE CITY TO JOIN THE COALITION TO PROTECT LOCAL TRANSPORTATION IMPROVEMENTS (COALITION); AND

3. TRANSMIT THE CITY'S POSITION TO THE COALITION.

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Public Comment - Items Not on the Agenda

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Vice Mayor Sahli-Wells discussed real time oil and gas extraction air quality monitoring by the California Air Resources Board; the need for more comprehensive analysis; and inclusion of the Inglewood Oil Field in the study.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 11:45 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned to September 24, 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

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