

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

October 22, 2018
5:00 p.m.

Call to Order & Roll Call

Mayor Small called the regular meeting of the City Council to order at 5:00 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 Fisch arrived at 5:30 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 - 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) (4)

CS-2 Conference with Legal Counsel - Anticipated Litigation
Re: Initiation of Litigation - 1 Item
Pursuant to Government Code Section 54956.9 (d) (4)

CS-3 Public Employee Performance Evaluation
Title: Fire Chief
Pursuant to Government Code Section 54957

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Reconvene

Mayor Small reconvened the City Council at 6:48 p.m. for recognition presentations.

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Recognition Presentations

Item R-1

CC - Presentation of Certificates of Recognition to the Participants in the El Marino Language Exchange Program

Hillary Ketchum provided background on El Marino Language School and thanked the City for their support through difficulties getting visas.

Mayor Small presented the Certificates of Recognition to the participants in the El Marino Language Exchange Program and translated remarks from a chaperone who expressed gratitude for program recognition and for the experience.

Chaperones and program participants expressed appreciation for the experience and for City support of the program.

Mayor Small reported that one of the chaperones had difficulty getting a visa to get into the country through the American Consulate and he discussed efforts to help her including assistance from Council Member Fisch.

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Item R-2

CC - Presentation of a Commendation to Symantec for their Ten-Year Partnership with the Culver City Senior Center

Council Member Eriksson presented the Commendation.

Symantec representatives discussed giving back to the community;

other volunteer opportunities and events that Symantec takes part in; working to be a global partner and a local community partner; partnering between civic and commercial events; and being a good corporate member of the community.

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Item R-3

CC - Presentations of Commendations to Bob Scales, Hodgetts + Fung, Andrew Nasser, and Friends of the Frost in Recognition of their Contributions to the Renovation of the Robert Frost Auditorium

The City Council viewed a presentation on the renovation of the Robert Frost Auditorium.

Council Member Lee presented a Commendation to the Friends of the Frost.

Elaine Behnken, Friends of the Frost, thanked the City Council for the Commendation, and School Board members and residents for passing the bond measure.

Diana Kunce, Friends of the Frost, discussed the origin of the program noting that it would not have happened without the efforts of Bonnie Wacker and all the volunteers.

Vice Mayor Sahli-Wells presented a Commendation to Andrew Nasser.

Andrew Nasser thanked the City for the recognition; provided a history of his involvement in the project; and he congratulated the City for transforming a high school facility into a world class production facility.

Mayor Small presented a Commendation to Hodgetts + Fung Design Associates.

Hsinming Fung thanked the City for the honor, the School Board and Friends of the Frost for their support, and Bob Scales who reminded them that the Frost is a tool for the students.

Craig Hodgetts expressed gratitude for the trust given to them to enhance a masterpiece and hope that the facility would be used in the spirit of a learning institution that Culver City deserves.

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Regular Session

Mayor Small called the regular meeting of the City Council, the Culver City Housing Authority Board, and the Successor Agency to the Redevelopment Agency Board to order at 7:45 p.m. with all Council Members present.

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Closed Session Report

Mayor Small indicated nothing to report out of Closed Session.

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Invocation/Pledge of Allegiance

Serena Wright-Black, Assistant City Manager, led the invocation and the Pledge of Allegiance was led by Rebecca Rona Tuttle.

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Community Announcements by City Council Members/Information Items from Staff

Jeremy Green, City Clerk, announced that October 22 at midnight was the deadline to register to vote in the November 6 election; she reported that 1 million people in Los Angeles County eligible to vote were not yet registered; and she encouraged anyone not registered to go register online, also noting an available computer at the back of City Council Chambers.

Council Member Lee reported attending EarthFest LA in Media Park, and discussed his trip to Iksan City, South Korea.

Council Member Fisch announced the 2nd Annual Downtown Business Association Hip and Historic Halloween on October 28.

Council Member Eriksson reported on his trip to Washington, DC for oral arguments on the Federal Aviation Administration (FAA) lawsuit about overflight issues noting that he had met with the National League of Cities, the staff for Senator Feinstein and for Senator Harris, and both the House and the Senate Subcommittee on Aviation.

Vice Mayor Sahli-Wells commended staff, the Senior Center, the Disability Advisory Committee (DAC) and the Girl Scouts on the 15th Annual Abilities Carnival and Resource Fair held on October 21; announced the Casa Sanchez Munch and Mingle on October 23 to support the Meals on Wheels program; the Fox Hills Neighborhood Association Community Forum at the Newsong LA Church on October 25; Mom's Rising Bilingual Education Day at El Marino on November 3; she reported visiting Iksan, City South Korea for the 99th Annual National Sports Festival noting that it was not paid for by Culver City taxpayers; discussed the mission of Sister Cities International; and she encouraged anyone interested to volunteer on the Culver City Sister City Committee noting that their mission is world peace.

Mayor Small announced the 4th Asian World Film Festival from October 24 - November 1; he discussed recent General Plan Update events; reported being invited by the Annenberg Foundation to participate in Pledge LA; and he announced the recent passing of Mark Crawford.

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF MARK CRAWFORD.

Mayor Small reported that the mother of City Manager John Nachbar had recently passed away and he asked that a moment of silence be observed for Marilyn Patricia "Pat" Nachbar.

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF MARILYN PATRICIA "PAT" NACHBAR.

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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:

Dr. Janet Hoult read an excerpt from *The Road Less Travelled* by Robert Frost; discussed the recognitions; the Abilities Carnival and Resource Fair; the Cultural Connection event on November 9 at the Mayme Clayton Museum, the Historical Society and the Wende Museum; she encouraged everyone to vote; she noted her

upcoming birthday; and she read an excerpt from her book, *Body Parts*.

Rebecca Rona Tuttle thanked the City Council and staff for their efforts to improve the environment; discussed placing food waste in green barrels; purchasing electricity from 100% renewable resources; and phasing out oil drilling in the Inglewood Oil Field.

George Laase expressed concern with the lack of a competitive bid process in the City's publications of its legal notices; discussed the Culver City News vs. the Culver City Observer; discretion; fair competition; and the importance of keeping costs down.

Discussion ensued between staff and Council Members regarding previous communication with Mr. Laase about requirements and City processes; clarification that the City is not required to go out to bid for the publication of legal notices; the previous practice of advertising in both newspapers; the reason for choosing one newspaper over another; and the threshold for competitive bidding.

Mary Forman-Preyer, Culver Palms Methodist Church, discussed their outreach programs; invited everyone to a concert at the church on October 27; discussed monthly programming; and she encouraged everyone to come and see what the church offers to the community.

Mark Lipman discussed funding for affordable housing; the backlog of people looking for affordable housing in the community; the large amount of construction in the community that will not go toward people who need it; whether the City is truly beholden to the market; funding; he suggested following the model started in Los Angeles to establish their own public bank; discussed excessive bank fees; funding building projects for people who need housing the most; and new projects that are bringing in new people to the community and will create new economic voting blocks that change the dynamics of the community.

Sylvia Bianchi, Downtown Business Association, discussed planned activities and events for Hip and Historic Halloween on October 28 and invited everyone to attend.

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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-2.

MOVED BY VICE MAYOR SAHLI-WELLS, 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 COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-8.

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 SEPTEMBER 29, 2018 TO OCTOBER 12, 2018.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting on October 8, 2018

THAT THE CITY COUNCIL APPROVE OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON OCTOBER 8, 2018.

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Item C-3

CC: (1) Approval of an Agreement with SEON in an Amount Not-to-Exceed \$218,560 for Acquisition and Installation of On-Vehicle Video Surveillance Equipment; and (2) Authorization to the Transportation Director to Approve Amendment(s) to the Agreement in an Additional Contingency Amount Not-to-Exceed \$7,540

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH SEON IN AN AMOUNT NOT-TO-EXCEED \$218,560 FOR ACQUISITION AND INSTALLATION OF ON-VEHICLE VIDEO SURVEILLANCE EQUIPMENT; AND
2. AUTHORIZE THE TRANSPORTATION DIRECTOR TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL CONTINGENCY AMOUNT NOT-TO-EXCEED \$7,540; 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-4

CC - (1) Adoption of a Resolution of Intention to Vacate a Portion of the Alley Located Easterly of Colonial Avenue, Northerly of Washington Boulevard, Westerly of Centinela Avenue and Southerly of Washington Place, as Part of the Market Hall Project Located at 12403-12423 Washington Boulevard, and Setting a Public Hearing date of November 12, 2018, Pursuant to Division 9, Part 3, Chapter 3 of the Streets and Highway Code

THAT THE CITY COUNCIL ADOPT A RESOLUTION OF INTENTION TO VACATE A PORTION OF THE ALLEY LOCATED EASTERLY OF COLONIAL AVENUE, NORTHERLY OF WASHINGTON BOULEVARD, WESTERLY OF CENTINELA AVENUE AND SOUTHERLY OF WASHINGTON PLACE, AS PART OF THE MARKET HALL PROJECT LOCATED AT 12403-12423 WASHINGTON BOULEVARD AND SETTING A PUBLIC HEARING DATE OF NOVEMBER 12, 2018, PURSUANT TO DIVISION 9, PART 3, CHAPTER 3 OF THE STREETS AND HIGHWAY CODE.

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Item C-5

CC - Approval of a Three-Year Agreement, with Two Additional One-Year Options, with Becnel Uniforms, Inc. for Transit Employee Uniforms

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR AGREEMENT WITH BECNEL UNIFORMS, INC. FOR TRANSIT EMPLOYEE UNIFORMS; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR OPTIONS; AND
3. AUTHORIZE THE TERMINATION OF THE MONTH-TO-MONTH AGREEMENT ONCE THE NEW THREE-YEAR AGREEMENT AS MENTIONED IN ITEM #1 HAS BEEN EXECUTED; AND
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

HA - Approval of the Submission of a Grant Application in the Amount of \$390,000 under the 2018 Cities Homelessness Plan Implementation Request for Proposals for the Implementation of the City's Plan to Prevent and Combat Homelessness

THAT THE HOUSING AUTHORITY BOARD: APPROVE THE SUBMISSION OF A GRANT IN THE AMOUNT OF \$390,000 UNDER THE 2018 CITIES HOMELESSNESS PLAN IMPLEMENTATION REQUEST FOR PROPOSALS FOR THE PURPOSE OF SECURING FUNDING SUPPORT TO IMPLEMENT GOALS AND ACTION OF THE CITY'S PLAN TO PREVENT AND COMBAT HOMELESSNESS.

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Item C-7

CC - Adoption of a Resolution Approving an Encroachment Agreement with AT&T for Use of the Public Right-of-Way to Install 1,051 Feet of Fiber Optic Cable Starting from Poinsettia Court, Continuing East Along Ince Boulevard and Terminating 170 Feet West of Lucerne Avenue

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH AT&T FOR USE OF THE PUBLIC RIGHT-OF-WAY TO INSTALL 1,051 FEET OF FIBER OPTIC CABLE STARTING FROM POINSETTIA COURT, CONTINUING EAST ALONG INCE BOULEVARD AND TERMINATING 170 FEET WEST OF LUCERNE AVENUE;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

CC - Approval of Special Permit to Sony Pictures Entertainment to Allow Dogs in Culver West Alexander Park or Veterans Memorial Park for Entertainment or Exhibition Purposes during a City-Permitted Film Shoot on the Date Specified in the Film Permit

THAT THE CITY COUNCIL: APPROVE A SPECIAL PERMIT TO SONY PICTURES ENTERTAINMENT TO ALLOW DOGS IN CULVER WEST ALEXANDER PARK OR VETERANS MEMORIAL PARK FOR ENTERTAINMENT OR EXHIBITION PURPOSES DURING A CITY-PERMITTED FILM SHOOT ON THE DATE SPECIFIED IN THE FILM PERMIT.

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Public Hearings

Item PH-1

CC - (1) PUBLIC HEARING AND FOUR-FIFTHS VOTE REQUIREMENT: Waiver of Formal Bidding Procedures, Pursuant to Culver City Municipal Code Section 3.07.090.E; and (2) Authorization to Release Request for Proposals (RFP) for the Vehicle Lift Replacement Project, RFP #1920

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

Allison Cohen, Transportation Management Analyst, provided a summary of the material of record.

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

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

1. WAIVE FORMAL BIDDING PROCEDURES, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.090.E (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS (RFP) FOR THE VEHICLE LIFT REPLACEMENT PROJECT, RFP #1920.

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Item PH-2

CC - (1) PUBLIC HEARING AND FOUR-FIFTHS VOTE REQUIREMENT: Waiver of Formal Bidding Procedures for a Public Works Project, Pursuant to Culver City Municipal Code Section 3.07.090.E; and (2) Approval of an Agreement with Westmatic Corporation for the Replacement of the Existing Automatic Vehicle Wash System in an Amount Not-to-Exceed \$508,000 (\$381,000 Base Proposal Plus \$115,000 in Contingency Authority and \$12,000 for Two Years of Post-Warranty Maintenance Services)

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.

Allison Cohen, Transportation Management Analyst, provided a summary of the material of record.

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

Council Member Eriksson received clarification regarding quantification of increases to energy and water efficiency.

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

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES FOR A PUBLIC WORKS PROJECT, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.090.E (FOUR-FIFTHS VOTE REQUIREMENT); APPROVE AN AGREEMENT WITH WESTMATIC CORPORATION FOR THE AUTOMATIC VEHICLE WASH REPLACEMENT PROJECT IN AN AMOUNT NOT-TO-EXCEED \$381,000 AND \$12,000 FOR TWO YEARS OF POST-WARRANTY MAINTENANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$12,000;
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT IN AN ADDITIONAL AMOUNT OF \$115,000 FOR UNANTICIPATED COSTS;
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 PH-3

CC - (1) PUBLIC HEARING: Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.210.015, Table 2-2 and Section 17.400.095 as it

Relates to the Standards and Requirements for Accessory Dwelling Units (ADUs) (P2018-0052-ZCA)

MOVED BY COUNCIL MEMBER ERIKSSON, 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.

Michael Allen, Planning Manager, provided a summary of the material of record.

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

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Joyce Dallal requested clarification regarding limits for accessory dwelling units within an existing structure; what the state deems a reasonable size for units within an existing structure; the exterior access requirement; and she advocated for allowing interior door access for accessory dwelling units contained within existing structures.

Discussion ensued between Ms. Dallal, staff and Council Members regarding the intent of the state law to create more housing stock; allowing for a more livable unit size and long-term tenants; maximum detached accessory dwelling unit size; the 50% value for units included within another unit; clarification that unit size is limited by the Floor Area Ratio (FAR); maximum square footage limits; state recommendations; number of bedrooms; the feeling that smaller units are more affordable; concern with changing the character of the neighborhood; carving out space within existing homes; the difficulty of drafting an ordinance to address all situations; balancing concerns; outreach; adding clarifying language to indicate that the 600 square foot requirement is for detached or new ADUs and the 50% of the FAR requirement is for ADUs entirely within an existing structure; interior connectivity; expansion of the primary dwelling unit; through access; shared access between units; interpretation of state law to mean no internal connection; and staff agreement to get clarification regarding state law.

Jean Ballentine discussed completely independent living with the inclusion of a bathroom and cooking facilities; expressed support for the zoning amendment; discussed paragraph G.2 prohibiting adding a second story to a garage to make an ADU; concern from the Culver West neighborhood regarding having tall additions that cut off the light and privacy of people's back yards; and she questioned the ability to add an artist's studio or extra bedroom with a hot plate that has the same effect on neighborhood privacy.

Sol Blumenfeld, Community Development Director, discussed previous concern with accessory structures; residents on Vinton Street who were upset with accessory structures being developed and the loss of light and privacy; code amendments restricting the amount of square footage and disallowing cooking facilities; restrictions on the use of the space; and restrictions to ADUs on additions above garages.

Discussion ensued between Ms. Ballentine, staff and Council Members regarding clarification that adding 400 square feet and a half bathroom to existing garages is allowed without a kitchen, and staff agreed to assist Ms. Ballentine.

Ken Mand felt that the location provision was much too prohibitive and not within the goal of the ordinance to encourage the creation of ADUs to help resolve housing challenges; he expressed concern with the prohibition on placing ADUs on single story garages; discussed granny flats; he suggested that privacy provisions could be added to address concerns; and he noted the issue of mansionization in one specific neighborhood.

Michelle Weiner expressed concern with the provision on building above garages; discussed the Lindberg Park neighborhood; she noted that the character of neighborhoods were already changing; discussed privacy concerns; mansionization; granny flats; and she felt that the prohibition went against the intentions of the state.

Darryl Menthe noted that he had entertained the idea of constructing a granny flat above their garage; pointed out the number of two-story houses in his neighborhood; expressed concern that the prohibition would prevent people from building ADUs; and he asked the City Council to take another look at the issue.

Mayor Small discussed closer examination of the issue within the General Plan Update; determining the character of the City; and he expressed hesitation to reverse course.

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

Discussion ensued between staff and Council Members regarding the balancing act of considering various issues connected with the item; the housing crisis; climate change; communities that will change character if something is not done; teachers and service workers living in marginal housing in Culver City; rising incomes in the City; housing for the 6,000 additional workers coming into the City; concern that prohibitions will result in tear downs and mansionization; the highest and best use of properties; finding creative ways to preserve the neighborhoods; creating a carefully considered ADU ordinance; demographic shifts; aging in place; allowing flexibility to help the City meet Regional Housing Needs Assessment (RHNA) goals; SB35; setback requirements; the potential for larger massing with a new house; reducing the pressure to approve massive new projects; ADUs vs. mansionization; saying yes to middle-market housing to preserve the character of the neighborhoods; whether to ban second story garage ADUs; allowing more leeway around parking requirements; increased use of alternative transportation methods; length of time to complete the General Plan while housing issues get worse; increasing housing stock sooner; the major shift in how R-1 and R-2 lots are treated; allowing everyone to weigh in on the issues as part of the General Plan discussion; the solution suggested by staff to meet state regulations; the 30 ADUs completed in the City over the last year since the adoption of the revised ordinance; the struggle for existing residents to be able to stay in their homes; more home for less people vs. housing more people; the mansionization ordinance still in process; concern with discriminating against ADUs for fear of the large homes; expanding to R-2 and other neighborhoods that do not have protections; looking at ADUs through a housing lens rather than a mansionization lens; housing strategies; short term rental restrictions for ADUs; the Short Term Rentals Task Force; concern that not allowing ADUs on garages undermines the goals; concern that the square footage maximum is too small; parking provisions; clarification that additional floor area created with new attached or detached units shall abide by setback requirements; allowing a garage close to the property line; state law allowing the City to require a five foot setback for

the ADU; concern that avoiding the intent of the housing laws could result in a loss of local control; abiding by the spirit of the state statute; the need for a community conversation on minimum lot size and maximum unit size; conformance with state law on the zones; paragraph G.1, allowing an ADU on property with an existing duplex in an R-2 neighborhood; whether to strike paragraph G.2; making parking compliant with state law; the one bedroom maximum; design standards; privacy expectations; finding a way forward; addressing specific issues later in the process; revisiting issues in a subsequent amendment or in the General Plan; potential text changes; aspects necessary to comply with state law; providing clarity for residents; clarification that the entire ordinance will come back for a full discussion as part of the housing strategies package and that the ordinance is an interim measure; clarification that there is no maximum unit size for ADUs entirely within an existing structure; the inclusionary ordinance process; development standards related to ADUs; zone and text amendments; housing issues; having a fuller discussion of the ordinance from a housing perspective; the intent to be in compliance with state law; concerns in Culver Crest regarding the stability of the hillside; taking a new look at the entire ordinance including parking requirements; maximum unit size; best practices from other cities; and the importance of separating the issue from the mansionization discussion.

Council Member Fisch moved to adopt the ordinance with paragraph G.2 struck from it. Council Member Lee seconded the motion with a request that there be further discussion about the second story to ensure that housing stock is increased while taking the concerns of other residents into consideration.

Additional discussion ensued between staff and Council Members regarding design guideline issues; second story setbacks; looking at requirements during the second reading; privacy issues that emerged during the mansionization discussion; clear story windows; building code issues; egress; light and air; whether it is premature to pass the ordinance with so much more discussion needed; keeping the focus on affordability issues; changing the character of neighborhoods with the allowance of ADUs; co-mingled issues; and moving forward with the ordinance while sticking to development and design issues and addressing ADUs as an affordability element.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER LEE THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2018-0052-ZCA AMENDING CULVER CITY

MUNICIPAL CODE (CCMC), TITLE 17 - ZONING CODE SECTION 17.210.015, TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS AND SECTION 17.400.095, RESIDENTIAL USES - ACCESSORY DWELLING UNITS IN ORDER TO ALLOW ACCESSORY DWELLING UNITS IN COMPLIANCE WITH CURRENT STATE HOUSING LAW, WITH THE DELETION OF PARAGRAPH G.2.

THE MOTION CARRIED BY THE FOLLOWING MOTION:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: ERIKSSON

Vice Mayor Sahli-Wells stated that market forces were changing neighborhoods, not ADUs.

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Item PH-4

PUBLIC HEARING: (1) Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015 - Zoning Map; and (2) Adoption of a Resolution Amending the General Plan Map; Approving a Reduction in the Number of Required Parking Spaces through Shared Parking Facilities; and Approving Modified Condition of Approval No. 18 for a Voluntary Contribution to the City's Mobility Fund, for the Development of a 3 to 4 Story Office Building (Known as The Brick and the Machine) with Ground Floor Retail and Restaurant at 9735 Washington Boulevard

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

Mayor Small expressed gratitude to staff and the developers for the work done.

Jeremy Green, City Clerk, noted that the affidavits and posting of public notice had been done at the previous hearing on August 27, 2018.

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

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

David Laube, Noell Consulting, provided background on the company; discussed challenges with the location; the retail market; local market constraints; dependence on growing regional attraction; retail demand sources; the regional trade area; walkable employees and tourists; demand modeling; space flexibility; ensuring tenant quality and success; and he presented a list of different developers, brokers and proprietors interviewed.

Frank Stephan, DLJ Real Estate Capital Partners, Clarett West, expressed support for the process that resulted in a better outcome for the neighborhood and for the City; he discussed money put toward the mobility fund; and he clarified numbers in the report.

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

Discussion ensued between staff and Council Members regarding ensuring that there is room for recycling and composting; the state mandate for composting; interdepartmental review of the Conditions of Approval; the general condition that developments must comply with all applicable laws; ensuring that space is built in for compliance; ensuring adequate drainage for rinsing out kitchen mats; problems that keep coming up; building to the proper standards; legal non-complying buildings in the downtown area; and enclosed bike parking near the trash enclosures.

Discussion ensued between project representatives, staff and Council Members regarding the location of bicycle parking; odors; screening; open air parking; employee showers; mobility measures; Transportation Demand Management related requirements; making measures more effective; compliance with mobility measures prior to the certificate of occupancy; appreciation to the applicant for their hard work; adding predictability to the process; growth and opportunity; and appreciation for the market analysis.

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

1. INTRODUCE AN ORDINANCE APPROVING, ZONING CODE MAP AMENDMENT, NO. P2017-0021; AND

2. ADOPT A RESOLUTION APPROVING GENERAL PLAN MAP AMENDMENT, NO. P2017-0021; A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES; AND A MODIFICATION TO PROJECT CONDITION OF APPROVAL NO. 18, SUBJECT TO CONDITIONS OF APPROVAL IN THIS RESOLUTION AND IN EXHIBIT A OF PLANNING COMMISSION RESOLUTION NO. 2017-P015.

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Action Items

Item A-1

CC - (1) Discussion of the Proposed City Council Strategic Plan for 2018-2023; (2) Adoption of the Strategic Plan; and/or (3) Direction to the City Manager as Deemed Appropriate

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record.

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Dr. Yolanda Gorman, Strategic Plan Retreat Facilitator, discussed the strategic planning effort completed by the City Council in early May; strategic priorities and goals identified at the meeting; she noted that planning is continuous rather than episodic and that the report is a snapshot of where the City Council was in May; discussed recognizing updates and changes to the Plan and the process; consideration of issues impacting the City; brainstorming solutions; identifying priorities to align with priorities for the General Plan; review of the previous Strategic Plan; specific goals and objectives; pre-retreat discussion topics; financial sustainability and stability; identification of new sources of revenue; changes necessary to attract other hotels; existing sources of revenue; additional analysis on business and sales taxes; engaging members of the community in discussion; Transient Occupancy Taxes (TOT); understanding the impacts on City revenue and quality of life for the residents; revitalization of Ballona Creek; staff assessment of feasibility and implications of a bond; housing opportunities; ensuring that housing recommendations do not exacerbate homelessness; expanding the Committee on Homelessness; transformation of the Inglewood Oil Field; the Audacious Project; partnerships; community meetings; transportation challenges; changing demographics in the City;

homeless services; other topics that did not become priorities in the Plan but were discussed; and completely incorporating civic engagement in the Plan.

Discussion ensued between Ms. Gorman, staff and Council Members regarding the Strategic Plan as the core of the General Plan Update; putting a concrete timeline on revisiting the Plan each year to gauge what is being done; context while setting goals and objectives for the future; progress already made; public engagement and equity as guiding principles; and a suggestion that sustainability be incorporated as a guiding principle.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED CITY COUNCIL STRATEGIC PLAN - 2018-2023 WITH THE ADDITION OF INCLUDING SUSTAINABILITY AS A GUIDING PRINCIPAL.

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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 reported distributing the Zero Emissions 2028 Roadmap and received consensus to invite representatives from the LA Cleantech Incubator to make a presentation to explain the concept for consideration of joining their efforts.

Council Member Eriksson wanted to see public notice advertisements included in the budget process.

Discussion ensued between Council Members regarding clarification that the public notice ads do not meet the threshold for going out to bid; setting a precedent for minor decisions with low economic impact; spending more money on the bid process than for the goods and services; concern with being fiscally imprudent; the exclusion in the administrative purchasing policy for legal notices; concern with having an

unnoticed discussion; concern with politicizing small purchases; agendizing a discussion or better publicizing RFPs; and a request to staff to provide a report on how the process works.

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Council Member Requests to Agendize Future Items

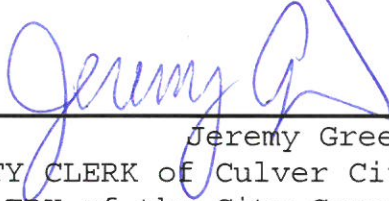
None.

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Adjournment

There being no further business, at 10:59 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Mark Crawford and Marilyn Patricia "Pat" Nachbar to November 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



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