

SPECIAL MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

May 19, 2018
10:00 a.m.

Call to Order & Roll Call

Mayor Small called the special meeting of the City Council, to order at 10:10 a.m. at the Wende Museum, East Gallery, 10808 Culver Boulevard, Culver City, California 90230.

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

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

None.

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Joint 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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Receipt and Filing of Correspondence

None.

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Action Items

Item A-1

**CC - (1) Facilitated Discussion of City Council Strategies;
and (2) Direction to the City Manager as Deemed Appropriate**

Yolanda Gorman, Meeting Facilitator, indicated that the discussion would include topics not covered at the previous meeting including mobility and transportation; she noted previous brief discussions on homelessness sustainability and committee appointments; discussed outlier items that would be considered along with the 2016-2017 and 2020-21 Strategic Plan; finalizing identification of priorities; timing; resources; and next steps.

Discussion ensued between Ms. Gorman and Council Members regarding additions to the agenda including the Veterans Cultural Complex and work with the School Board.

Yolanda Gorman provided a summary of discussions from the previous meeting including: long term financial stability; sources of revenue; hotels as an important source of revenue; height limits; public/private partnerships; the Olympics; keeping the City competitive for grants; next steps including community engagement, communications strategies and timing; consideration of a height limits initiative on the ballot; financial stability around City development; the presentation from Quantified Ventures on Environmental Impact Bonds; the revitalization of Ballona Creek and extension of the Bike Path; potential partners; consideration of work with Quantified Ventures on the May 29 City Council agenda; housing; affordable housing; important items for consideration including displacement and understanding the impact of changes; recommendations for partnerships; direction to Community Development to prepare an analysis including information on code amendments; partnerships; the Audacious Project; the collaborative approach to funding big ideas; the opportunity to transform the Inglewood Oil Field into the Central Park of the West; transforming grey infrastructure into green infrastructure; a potential partnership with Rand, the Baldwin Hills Conservancy, the Leonardo DiCaprio Foundation and Las Mujeres de la Tierra; and agreement to add a discussion about the Audacious Project on the May 29 City Council agenda.

Discussion ensued between Ms. Gorman, staff and Council Members regarding filling in gaps in bicycle infrastructure; Ballona Creek; use of temporary protective bike lanes to the Metro as a pilot project; use of green sharrows; concern with launching bike share without setting up protective lanes; the increase in independent modes of transportation; actions of the City of Los Angeles; implications and definitions in the vehicle code; speed limits; potential changes to legislation; electric scooters; safety; the opportunity to make streets safer for various modes of transportation; solutions to accommodate pedestrians and vehicles; Rapid Bus Lanes; limited right of way; openness to alternative solutions; the number of people served; making pedestrians a priority; people who will not ride bicycles; the need to look at the whole picture; broadening thinking beyond bicycles; the feeling that all modes of transit cannot be accommodated on the main road; creating a bus/bike/taxi lane; microtransit; flex lanes; increased density; changing demographics; determining allocation of right of way; the proposed solution on Washington Boulevard; reconstruction of the sidewalks; costs; reversible lanes; the experience in Mar Vista; projects that are ready to go; the importance of process; turning daytime parking into flex lanes; looking at other areas in the City beyond downtown; developments coming in the City and additional traffic; Vision Zero; serving more people; community benefit; Ballona Creek as a safe route to school; connecting Fox Hills; focusing on connectivity; the need to work on the issue now; frustration with not moving forward with the Transit Oriented Development (TOD) Visioning project; dedicating funds from Cumulus to bike infrastructure; new developments; community conversations around density and height restrictions with mobility solutions in place; mobility and housing decisions made together; the interactive nature of the issues; the General Plan Discussion; figuring out what has to be decided now and what can wait for the General Plan Update; the Bicycle Pedestrian Master Plan process; immediate priorities; work to open up Ballona Creek; work with Mike Bonin's office; the TOD Visioning Process; the Downtown Bike Connector; integration of microtransit; conducting a traffic impact analysis; mobility contributions; standardization of community benefit; mass transit; Transportation Demand Management (TDM); contributions to a mobility fund; one-time fees vs. annual fees; the need for a defensible Mobility Plan; negotiating on individual developments; quid pro quo situations; development of wholistic projects; the need for a Traffic Demand Forecast Model; translating the model into infrastructure and

identification of costs; asset based fees; examination of different methods; costs to service the needs; amending fee resolutions; finding the right balance; competing cities; clarification that fees are usually one-time and that ongoing operations of government are funded by taxes; solving long-term problems with taxes; use of development fees to offset expenses; numerous nice hotels in surrounding cities; the TDM policy in Santa Monica; identification of levels of commitment from the businesses to the community; the shift in transit demographics in the City; low income riders leaving the area; the need to develop commuter services; the fast pace of change; the need to change service lines; transit funding; the need to deliver service; other uses of microtransit; on-demand service; autonomous vehicles; labor costs; Metro Bike Share; future bus purchases; fuel vs. electric; changing the fleet; asset replacement; the mix of renewable natural gas; and offsetting use.

Yolanda Gorman discussed recommendations for the short term to improve the situation for bicycle riders; creation of a framework for immediate decisions on issues; the need for a long-term study to understand impacts; the extent to which developers can support mobility and transit challenges; finding an understanding of the way forward; and making big decisions around transit and mobility.

Additional discussion ensued between Ms. Gorman, staff and Council Members regarding bringing together microtransit and bicycles; the need for public discussion to find more unified direction; clarification to staff on how to move forward; having a special transportation summit meeting of the City Council; TOD implementation; the time frame; narrowing lanes to slow down traffic; staff identification of accident areas; the timeframe for matching up the downtown connector issues with microtransit; the need for an RFP to combine microtransit and bicycles for a community discussion; tradeoffs; the need for a traffic analysis; Southern California Association of Governments (SCAG) numbers; cut-through traffic; reducing capacity on Washington Boulevard; identifying consequences ahead of time; the need for assistance from consultants; the Vehicle Miles Travelled (VMT) study; prioritizing studies; the time frame for completion of studies; keeping in mind that microtransit might not work; interim measures to inform studies; serving existing needs; and identifying what can be done on an interim basis.

Yolanda Gorman noted that next steps included issuing a Request for Proposals (RFP) for a consultant to look at microtransit and bike access with a request to come up with short term interim measures; the expectation that the process would take six to seven months with short term actions taken in the meantime; and ensuring that once the plan is done that there is a summit for community engagement and involvement to identify options and the discussion grounded with Vision Zero.

Additional discussion ensued between Council Members regarding the summit; the value in having an opinion around specific plans; a suggestion to have an item on the City Council agenda to let people know about the long-term plan; larger businesses in the City that were not part of the TOD process; gaining additional input before the research is done; highlighting the transportation element in the Strategic Plan; concern with the competing urgency of different items; providing an update for the public and larger businesses in the area; current discussions with Apple; live/work opportunities in the Hayden Tract; creation of an assessment district in the Hayden Tract; clarifying for the public what is being done; tying Fox Hills into what is being done for the City; reflecting actions taken in the report out from the Strategic Planning sessions; starting with the TOD, with consensus to examine the entire City; the General Plan as a vehicle; the outreach program in Fox Hills from the National Institute for Civil Discourse; allowing density without considering the entire picture; lessons learned; the Reimagine Fox Hills Project; engaging the neighborhood; potential hotel locations; and the importance of a widely distributed report on the meetings.

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Recess/Reconvene

Mayor Small called a brief recess from 12:02 p.m. to 1:00 p.m.

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Item A-1
(Continued)

**CC - (1) Facilitated Discussion of City Council Strategies;
and (2) Direction to the City Manager as Deemed Appropriate**

Council Member Fisch discussed work done by the Committee on Homelessness; identifying a consultant to work on the new homelessness plan; attracting Measure H money to the City to provide services; assisting homeless families; the rent catch-up program to help out people with a one-time grant; the Landlord Fair; allocation of Section 8 Housing Choice Vouchers to homeless families; and landlord incentives.

Discussion ensued between staff and Council Members regarding motel conversions; repurposing properties; classification; market driven forces; Family Rapid Rehousing; potential loss of Transient Occupancy Tax (TOT); public/private partnerships; helping families get back on their feet and into the community; conversion as part of a revitalization process; changes to minimum unit size; accommodating individuals as well as families; partnerships with the City to make the physical improvements and the non-profit to administer the program; use of tensile structures as homeless shelters; shared use of the temporary seasonal shelters with other cities; making interim uses clear; plans by Culver Palms United Methodist to seek an exemption from the City to build an Upward Bound House-type shelter on their property; scheduling a presentation from Safe Parking LA; taking a service-oriented approach to homelessness; Measure H funds for capital improvements; housing loans to be repaid from redevelopment funds; coordination with neighboring cities; homeless issues considered by the Westside Cities Council of Governments; taking a social services approach to address infractions by the homeless; the lack of a winter shelter in Culver City; incorporating regional thinking into the plan; work done by the Culver City Unified School District (CCUSD); the Culver Needs Committee; service to underhoused CCUSD families; how to bring affordable housing non-profits onto School District property; building on work already being done; formalizing the partnership between the City and the School District; the City Council/School Board Liaison Committee; the Community Schools Partnership Model; services available to community members at school sites; logistical barriers to services; servicing populations effectively; expanding the mission of the Committee on Homelessness to include affordable housing; the California Endowment; using schools to provide services to the community; and direction to the Committee on Homelessness and the School District

Liaison Committee to learn more about the work of CCUSD to bring housing services onto School District property.

Yolanda Gorman noted that the discussion on sustainability included resilience planning; waste stream management; storm water; and solar guidelines.

Discussion ensued between staff and Council Members regarding partnerships with the School District on sustainability; sharing resources; sharing a Sustainability Officer with a scope of the entire City; the Climate Action Plan; requirements for future development in the City; incentivizing green energy in Culver City; sustainable building materials; rainwater systems; resilience; climate action plans; emergency action plans; large rain events; climate as it relates to emergency situations; the microgrid model; creation of surplus energy; creating a self-sustaining property that could house people in an emergency situation; joining with the Clean Power Alliance; the focus on community benefit; localized clean energy business opportunities; the Inglewood Oil Field; Clean Power Alliance investments; distributed energy resources; monetizing neighborhoods to create their own energy; adding solar power on rooftops; reducing the carbon footprint; Ballona Creek and the potential for flooding; recognizing that sustainability transcends every department; creating a framework through which all policy flows; ensuring that the RFPs for the General Plan address the focus on sustainability; storm water; clean water; regional initiatives; ensuring that sustainability is highlighted on the City website; the City's photovoltaic ordinance; exploration of adding solar to City buildings; public/private partnerships; community benefit; profit sharing; incentives or mandates for solar panels on buildings; current guidelines; solar panels at Culver Studios; effects to Utility Users Tax; monetizing and selling back energy; incentivizing good behavior; the Enhanced Watershed Management Program; storm water capture for new housing developments; ground water recharge; waste steam management; residential gray water; handling waste streams; current practices; identifying what systems need to be put in place; communal collection points; building codes; bins in apartment buildings; separation of streams; education and communication; changing the culture; intermingled recycling and diminished value; handling of CRV claims; waste stream verification; concern with fraud; implementation of waste reduction/zero waste at City Hall to model the behavior; and strengthening enforcement of existing bans.

Yolanda Gorman suggested that Council Members discuss committee appointments.

Discussion ensued between staff and Council Members regarding the LAX ad hoc subcommittee vs. the LAX Noise Roundtable; the lawsuit with the Federal Aviation Administration (FAA); maintaining assignments; communication with the lobbyist in Washington; subcommittee updates to the full City Council; preparing Meeting in a Minute reports for subcommittees; a suggestion to have more City Council meetings per month; keeping the process for the downtown connector on track; agreement to maintain the TOD Visioning ad hoc subcommittee; qualifications and experiences of various Council Members; the different perspective of Council Members depending on where they live; clarification on the focus of various committees and subcommittees; balancing different interests; ad hoc committees vs. standing committees; potential new committees; expanding the Committee on Homelessness; community based committees vs. internal committees; staff appreciation of subcommittees to help go through processes; community outreach; formation of a new subcommittee on housing; the suggestion for a health and safety subcommittee; concerns with staff time; public health; collaboration with UCLA; inexpensive changes to the environment to improve health and safety; integrating health into the General Plan; concern with having too many committees and subcommittees; Brown Act constraints; merging subcommittees; writing a one-page justification in order to add a new committee; time and resources taken away from something else; addressing issues in existing committees; overlays on existing committees; standard operating procedures for interacting with Commissions in general; integration of health and safety into sustainability and into the Parks, Recreation and Community Services Commission; a suggestion for a Police Advisory Committee to the City Council; integration of current Police Department communications into general City communications; responsibility of Council Members to know what goes on in the Police Department; concern with creating a liaison committee; being cognizant of the time of the Police Chief; community relations and communications; political issues; improving communications on specific items; communications between the Police Chief and the City Council; the feeling that formalizing the process ensures more regular communication; foreseeing hot button issues; outreach for particular issues; acting as a liaison and advisory with the department; Sanctuary 2.0; suggestions from the public for an Equity or

Human Relations committee or subcommittee; workforce diversity and development; My Brother's Keeper; the Government Alliance on Racial Equity; cohorts of staff working with an organization focused on local governments; the role of the City in lack of equity; training; embedding equity in the General Plan; incorporating a Human Relations Committee into the Parks, Recreation and Community Services Commission; Community Conversations held by the Parks, Recreation and Community Services Commission; the importance of coordination with CCUSD; concern with duplication of efforts; the focus of the LA County Human Relations Commission on Equity; and the Culver City Compact.

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Recess/Reconvene

Mayor Small called a brief recess from 2:58 p.m. to 3:04 p.m.

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Item A-1
(Continued)

**CC - (1) Facilitated Discussion of City Council Strategies;
and (2) Direction to the City Manager as Deemed Appropriate**

Yolanda Gorman directed the conversation to new and other topics for discussion.

Discussion ensued between staff and Council Members regarding working with CCUSD on equity and sustainability and developing a process for sharing ideas with the City Council/School District Liaison Committee; consideration of an amnesty program for garage ADU conversions; creating a method for dealing with garage conversions; abatement; current parking standards; policy goals; the covered parking requirement; policy decisions regarding code requirements; Housing subcommittee consideration of the issue; making the law conform to reality; challenges faced by non-profits; establishing a Nonprofit Incubator to support those starting out; providing supports; connections with Culver City Leadership; similar issues faced by non-profit start-ups and for-profit startups; utilization of the Culver City Leadership program; the group of non-profits in the Chamber of Commerce; co-location of non-profit organizations that provide services that support the General Plan; the

networking system created by former Council Member Clarke; sponsorship; monetizing space at City Hall; the Culver Volunteers Group; and being a connecting point.

Mayor Small discussed a potential beverage tax or "Soda Tax"; reported that the model in Philadelphia uses a beverage tax to pay for universal Pre-K; and he suggested asking the Finance Advisory Committee (FAC) to review the Philadelphia model to understand the benefits and challenges.

Additional discussion ensued between staff and Council Members regarding subcommittee consideration of a Soda Tax; a suggestion that revenue generated go toward City parks; requirements to earmark funds vs. pledging funds; examining the possibility of coffee concessions in select areas such as Culver Steps or open areas; the need for money, talent, signage and advice to bring the Mayme Clayton Museum to realize its potential; instability with the fate of the building; agreeableness to provide support for the Mayme Clayton Museum; collaboration with the Wende Museum; the need for \$20 million to support development and operation of the Jazz Bakery; the deadline for when to take the property back if the project does not come to fruition; the need for \$100 million to audit and research turning Veterans Auditorium into an entertainment complex; researching competitive cultural centers in the region; the model of Veterans Auditorium prepared by Zoltan Pali; preparation of a presentation on options and plans-to-date; moving toward a strategic planning process; long term planning; the cultural corridor; and Robert Frost Auditorium.

Yolanda Gorman discussed the 2016 Strategic Plan; items discussed over the last couple of days; priorities; alignment and overlap; differences; revenue sources to maintain financial stability; long term financial stability; objectives of the previous plan; expansion of funding alternatives; identification of hotels; the height limit; business tax; sales tax; public private partnerships; the Olympics; maintaining competitiveness with grants; expansion of funding alternatives; and priorities.

Discussion ensued between Ms. Gorman and Council Members regarding ssstrategic ppriorities; concern that there is a perception that the City is awash in money; adjustments to language; ensuring that long-term financial sustainability is a priority; status of items identified at the previous Strategic Planning Retreat; clarification on progress made on

certain items from 2016; different objectives for items listed in 2016 vs. now; providing context; the importance of communication about the Strategic Plan process; items from the 2016 Plan to be carried over including expansion of funding alternatives, public/private partnerships and Olympic grants; clarifying priorities; TOT for short term rentals; comparisons and overlap; enhancements to mobility and transportation; revitalization of Ballona Creek; the environmental impact bond; issues that won't be resolved in our lifetime; incorporation of civic engagement in each item rather than calling it out as a separate item; maintaining the goal of increasing voter participation; education; deepening community engagement efforts of the City; the feeling that there should be fewer rather than more goals; important concepts from the 2016 plan that are in subsets of the new plan; highlighting where goals from 2016 show up in the new plan to make it clear they have been integrated and work will continue; having a community engagement staff person; implications for human and financial resources; workforce diversity and development; equity; the City of Kindness; improving housing and homeless services; the long-term vision for sustainability; transformation of the Inglewood Oil Field as a strategic priority; ongoing activities; the Audacious Project; the pros and cons of including items; the difficulty of showing what is important and allocating resources if there are too many items included; underappreciated benefits of sustainability; financial implications of sustainability; the feeling that sustainability is infused in all aspects of the City; and reflection of equity, kindness and sustainability in the values and core principals of the City.

Yolanda Gorman thanked the City Council for the opportunity to be involved in the retreat and she indicated that she would provide a report back to the City Council.

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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

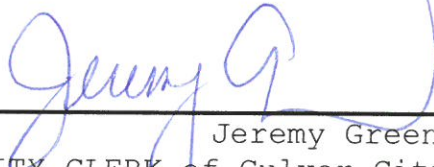
None.

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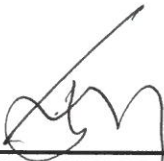
Adjournment

There being no further business, at 4:07 p.m., the City Council adjourned their meeting to May 29, 2018.

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Jeremy Green
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council
Culver City, California



THOMAS SMALL
MAYOR of Culver City, California