

MINUTES

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 9, 2019
5:30 p.m.

Call to Order & Roll Call

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

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

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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Closed Session

At 5:30 p.m. the City Council recessed to Closed Session to consider the following items:

CS-1 CC - 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)

CS-2 CC - Conference with Real Property Negotiators
Re: City-wide Public Right of Way
City Negotiator: John Nachbar, City Manager; Charles Herbertson, Public Works Director/City Engineer; Rolando Cruz, Chief Transportation Director; Diana Chang, Transportation Planning Manager
Other Parties' Negotiators: Scooter Share Operators

Under Negotiation: Both price and terms
Pursuant to Government Code Section 54956.8

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Reconvene

Mayor Sahli-Wells reconvened the meeting of the City Council at 6:40 p.m. with all Members present.

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Recognition Presentation

Item R-1

CC - Recognition of American Youth Soccer Organization's (AYSO) Region 19 in Celebration of Receiving an Honorable Mention as Region of the Year

Mayor Sahli-Wells presented the Recognition to American Youth Soccer Organization's (AYSO) Region 19 in Celebration of Receiving an Honorable Mention as Region of the Year.

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Recess

Mayor Sahli-Wells called a brief recess at 6:45 p.m.

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Regular Session

Mayor Sahli-Wells reconvened the meeting of the City Council and convened the meeting of the Culver City Housing Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:00 p.m. with all Members present.

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Closed Session Report

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Robyn Tenensap.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Fisch wished California a Happy Birthday noting that September 9 is California Admission Day.

Vice Mayor Eriksson announced the Founder's Day Picnic for the Culver City Historical Society on September 15 at Veterans Park noting that registration was encouraged at www.culvercityhistoricalsociety.org/2019picnic; a commemoration for 9/11 at Fire Station #1 on September 11; and the next installment of the Speaker Series about Broadband Strategies and Opportunities on September 11.

Council Member Lee thanked staff and Committee Members for the kickoff of the General Plan Update and reiterated that the meetings are open to the public.

Council Member Small reported that September is Pedestrian Safety month; discussed an incident at Duquesne and Lucerne and known traffic issues at the location; consideration of the issues by the Parking and Traffic Subcommittee; finding a solution to the big back up at Lucerne and Duquesne and Jefferson; he suggested crossing guards at the location; discussed the General Plan Update and the Speaker Series; and he indicated that he and the Mayor had taken a tour of the City with the consultant team.

Mayor Sahli-Wells stated that the accident on Lucerne was a result of distracted driving; discussed awareness of the cyclist; the need for education; she noted that car crashes were the number one killer of children in California; discussed promoting driver responsibility; traffic calming; she announced the City Council School Board Liaison Committee meeting on September 11 in the Patacchia Room; and she noted that there would be a 9/11 Remembrance at every fire station in the City this year.

September 9, 2019

Jeremy Green, City Clerk, announced that Los Angeles County would be hosting a Mock Election on September 28-29 to try out the new voting system that will be used in the March 2020 primary election and she noted that those aged 10 and older were welcome to participate with location information available at www.lavote.net/mockelection.

Mayor Sahli-Wells discussed the presentation by the Registrar Recorder of Los Angeles County at the last City Council meeting; noted that the next election would be different; and she encouraged everyone to participate in the upcoming Mock Election.

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Presentations to City Council

Item P-1

CC - Presentation to City Council from Southern California Edison on Their Wildfire Mitigation Plan

Diane Forte, Southern California Edison, provided background on Southern California Edison and a presentation on their Wildfire Mitigation Plan; discussed notification; she encouraged everyone to update their contact information for outage alerts and be prepared for emergencies; and she indicated that additional information was available at www.sce.com.

Discussion ensued between Ms. Forte and Council Members regarding vegetation management; emergency information available on the Culver City Fire Department webpage; annual trimming; hillside communities; and outreach.

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Item P-2

CC - Presentation to the City Council from the Culver City Sister City Visitors to Iksan, South Korea

Jane Leutchens, Culver City Sister Cities Iksan Co-Chair, introduced students who spoke about their trip to South Korea this summer.

Bennett Gray and Marina Mira discussed their experiences travelling to South Korea, thanked the City, the Committee, and their chaperones.

Mayor Sahli-Wells thanked the students for the presentation and was looking forward to welcoming the delegation from Iksan to Culver City next summer.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Judith Martin-Straw, Culver City Crossroads, asked that the City Council agendize consideration of a Request for Proposals (RFP) for advertising and notifications by the City; reported the premiere of the monthly print edition of Culver City Crossroads on August 23, 2019; discussed coverage of events in the City and City Council actions; and she announced that the second print edition would premiere at the Small Press Book Festival on September 21 noting that copies of the previous edition were still available at various locations in the City.

Discussion ensued between staff and Council Members regarding the requirement that the publication be in print for one year; incorporating the item into the budget process for the next year; allocated funds; clarification that there is no requirement for the City to go out to RFP for the service; consideration of other publications; and City Council consensus to consider the item in Spring, 2020.

Dr. Janet Houlton announced that applications were due for the Artist Laureate program by October 3; she reported that September is National Disaster Preparedness month; discussed 9/11 Remembrances; losses from disasters; the theme for 2019: "Be Prepared, Not Scared"; and she read a poem about disaster preparedness.

Mark Lipman thanked the City and others for sponsoring the Small Book Festival at the Wende Museum on September 21 and invited everyone to attend.

Les Greenberg provided background on himself; discussed supercharging governmental efficiency; use of a formal suggestion system by the state of California; he noted that Culver City did not have such a system and that not one suggestion had been received in ten years; he discussed the eight elements of an effective suggestion system; provided examples of successful suggestions; and he asked that the City Council put consideration of implementing a suggestion system on a future agenda.

Judy Scott provided background on herself; discussed the August 12 City Council meeting; her email to rentcontrol@culvercity.com to request appeal procedures; Section 8 of the emergency measure; the inability to appeal on the basis of hardship; fair and reasonable return; and she asked for clarification regarding procedures and requirements.

Mayor Sahli-Wells indicated that staff would contact Ms. Scott.

Clinton Goldsmith expressed disappointment with the decision made by the City Council on August 12 regarding the rent freeze; discussed older landlords leaving the City; affordable housing; real estate costs; he expressed concern with a lack of response to his emails; and he questioned how the City planned to fund rent control.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that one email each had been received for Items Not on the Agenda, Item CS-2, Item A-4 and Item A-5.

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 COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-7 AND C-9.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 17, 2019, 2019 to August 30, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 17, 2019 TO AUGUST 30, 2019.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on August 26, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON AUGUST 26, 2019.

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Item C-3

CC - Adoption of a Resolution Authorizing the City Manager or Designee to Submit a Claim to the Los Angeles County Metropolitan Transportation Authority (Metro) for Transportation Development Act (TDA) Funds for FY2019-2020

THAT THE CULVER CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FY19-20.

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Item C-4

CC - Adoption of a Resolution Appointing the City's Director and Alternate Directors to the California Transit Systems Joint

Powers Authority (CaltIP)

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPOINTING THE CHIEF TRANSPORTATION OFFICER ROLANDO CRUZ AS THE CITY'S REPRESENTATIVE DIRECTOR TO THE CALTIP BOARD; AND TO IDENTIFY THE TRANSIT OPERATIONS MANAGER SAMANTHA BLACKSHIRE, AND THE SENIOR MANAGEMENT ANALYST/TRANSIT FINANCE JANE LEONARD AS THE CITY'S FIRST AND SECOND ALTERNATE DIRECTORS, RESPECTIVELY.

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Item C-5

CC - (1) Approval of an Amendment to the Existing Professional Services Agreements with JAS Pacific for (A) Building Official Services in an Additional Amount Not-to-Exceed \$20,000 (for an Aggregate Contract Amount of \$150,000); and (B) Plan Check Services in an Additional Amount Not-to-Exceed \$35,000 (for an Aggregate Contract Amount of \$75,000); and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH JAS PACIFIC FOR CONTRACT BUILDING OFFICIAL SERVICES IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$20,000 (FOR AN AGGREGATE CONTRACT AMOUNT OF \$150,000); AND
2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH JAS PACIFIC FOR CONTRACT PLAN CHECK SERVICES IN AN ADDITIONAL AMOUNT NO-TO-EXCEED \$35,000 (FOR AN AGGREGATE CONTRACT AMOUNT OF \$75,000); AND
3. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE); 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

CC - (1) Approval of a Three-Year Agreement with HdL Companies

for Business Licensing Software and Related Services, with Two Additional One-Year Options; and (2) Authorization to Exercise Lockbox Services Option

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR AGREEMENT WITH HDL FOR BUSINESS LICENSING SOFTWARE AND RELATED SERVICES; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR OPTIONS; AND
3. AUTHORIZE THE CITY MANAGER TO EXERCISE THE LOCKBOX SERVICES OPTION, AT HIS DISCRETION, PENDING SERVICE NEGOTIATIONS; 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-7

CC - Adoption of a Resolution Granting an Alcohol Use Permit to the (1) Approval of a Construction Contract With Econolite Systems, Inc. in an Amount Not-to-Exceed \$290,941.95 as the Lowest, Responsive and Responsible Bidder for Culver City Bus Signal Priority System WLAN Communications Equipment Installation Project, with Options for Three Additional Years of Maintenance on a Time-and-Material Basis in an Amount Not-to-Exceed \$40,000; and (2) Authorization to the City Manager to Approve Amendments up to 15% for Both the Contract and Annual Maintenance Agreement in an Additional Amount of \$44,000 and \$6,000 respectively for Unanticipated Costs

THAT THE CITY COUNCIL:

1. APPROVE A CONSTRUCTION CONTRACT WITH ECONOLITE SYSTEMS, INC. IN AN AMOUNT NOT-TO-EXCEED \$290,941.95 AS THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER FOR CULVER CITY BUS SIGNAL PRIORITY SYSTEM WLAN COMMUNICATIONS EQUIPMENT INSTALLATION PROJECT, WITH OPTIONS FOR THREE ADDITIONAL YEARS OF MAINTENANCE ON A TIME-AND-MATERIAL BASIS IN AN AMOUNT NOT-TO- EXCEED \$40,000; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS UP TO 15%

FOR BOTH THE CONTRACT AND ANNUAL MAINTENANCE AGREEMENT IN AN ADDITIONAL AMOUNT OF \$44,000.00 AND \$6,000 RESPECTIVELY 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-9
(Out of Sequence)

CC - (1) Adoption of a Resolution to Adopt the 2017 Updated Greater Los Angeles County Region Integrated Regional Water Management (IRWM) Plan; and (2) Adoption of a Resolution Authorizing the City Manager to Submit Grant Applications in the amount of \$850,000 from the State of California - Proposition 1 IRWM Grant Funds for the Mesmer Low Flow Diversion Project, PR-005

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE ADOPTION OF THE 2017 UPDATED GREATER LOS ANGELES COUNTY REGION INTEGRATED REGIONAL WATER MANAGEMENT (IRWM) PLAN; AND

2. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION IN THE AMOUNT OF \$850,000 FROM THE STATE OF CALIFORNIA - PROPOSITION 1 IRWM GRANT PROGRAM FUNDS FOR THE MESMER LOW FLOW DIVERSION PROJECT, PR-005.

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Item C-8

CC - 1) Consideration of a Recommendation from the Cultural Affairs Commission to Approve a Concept for Temporary Art by Nate Mohler for City Hall; and 2) Approval of a Related Professional Services Agreement with Nate Mohler in an Amount Not To Exceed \$55,000; and (3) Approval of \$55,000 in Carryover

Funding from the Cultural Trust Fund for FY2019/2020

Christine Byers, Cultural Affairs Coordinator, provided a summary of the material of record and at the request of Council Member Lee, presented slides of the proposed project.

Nate Mohler provided background on himself and discussed the temporary art concept for the fountain.

Discussion ensued between Mr. Mohler, staff and Council Members regarding support for the design and reuse of the fountain; other, similar projects; education and outreach; the Academy of Visual and Performing Arts (AVPA); length of the project; and the timeline for installation.

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

1. APPROVE A TEMPORARY ART CONCEPT BY NATE MOHLER FOR A DIGITAL FOUNTAIN TO BE INSTALLED FOR APPROXIMATELY 12 MONTHS IN THE CITY HALL COURTYARD; AND,
2. APPROVE A RELATED PROFESSIONAL SERVICES AGREEMENT WITH NATE MOHLER IN AN AMOUNT NOT TO EXCEED \$55,000; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.
5. AUTHORIZE \$55,000 IN CARRYOVER FUNDING FROM THE CULTURAL TRUST FUND FOR FY 2019/2020.

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Action Items

Item A-1

CC - Direction to the City Clerk Regarding Vacancies on the Committee on Homelessness and Bicycle and Pedestrian Advisory Committee

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

Jeremy Green, City Clerk, provided a summary of the material of record and indicated that Robyn Tenensap was present for clarification if needed.

Discussion ensued between staff and Council Members regarding Ms. Tenensap's attendance of the meetings and coordinating meeting dates for the Bicycle and Pedestrian Advisory Committee (BPAC) and the Disability Advisory Committee (DAC).

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REAPPOINT ROBYN TENENSAP TO SERVE ON THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE.

Discussion ensued between staff and Council Members regarding filling the vacancy on the Committee on Homelessness, with City Council consensus to reach out to the five previous applicants to fill out the remaining term.

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Item A-2

CC - (1) Discussion of a Potential City Initiated Zoning Code Amendment to Allow Child Care Facilities as a Primary Use in the Industrial Zones; and (2) Direction to the City Manager as Deemed Appropriate

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

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Shane Swerdlow, Craig Lawson and Company, discussed Bright Horizons; the proposed new day care center on Playa Court; the Conditional Use Permit (CUP) process; the Industrial Light (IL) zone in Culver City; the transition from former industrial to creative office; harmful uses; existing lots; the prohibition of heavy industry; sensitive receptors; and American Planning Association (APA) Guidelines.

Lindsay Gazzano reported assisting Bright Horizons in finding a location in Culver City; discussed challenges finding a location; and the trend of creative office conversion.

Leslie Spanier, Bright Horizons, discussed opportunities for new businesses; encouraging employer provided childcare; and providing affordable childcare.

Discussion ensued between staff and Council Members regarding mobility issues; traffic reduction; interspersing childcare facilities with businesses; City contracts for childcare; housing; private schools; the jobs/housing balance; demand; the General Plan process; support for amending IL zoning; facilitating childcare; establishing an ideal ratio; heavy manufacturing; warehousing and trucking; access; affordable childcare options; providing a diversity of choices; the use permit process; being an age friendly community; elder care; providing amenities; Corporate Pointe; land use; challenges on Overland; traffic mitigation; next steps; and City Council direction to staff to proceed with the Zone Text Amendment.

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Item A-3

CC - Receipt and Filing of the Following Final Internal Controls Audit Reports: (1) Fraud, Waste, and Abuse Program, (2) Grant Management Internal Controls Testing, (3) Enterprise Internal Controls Review and (4) Cash Handling Internal Controls Improvement

Onyx Jones, Chief Financial Officer, provided a summary of the material of record.

Mark Steranka, Moss Adams, presented information to educate the City Council on how the City is operating and what can be improved; discussed work since 2016 focusing on risks, internal controls, compliance, performance and best practices; knowledge transfer; helping to serve the community better; foundational pieces of the process; Enterprise Risk Assessment; Internal Controls Review; Internal Audit Program Review; Policies and Procedures; consistency of operation; the Fraud, Waste and Abuse program; providing a suggestion mechanism; education; Grants Management Internal Controls Testing; Cash Handling Improvement; and opportunities for improvement.

Discussion ensued between staff and Council Members regarding Grant Prospecting; monitoring vs. pursuit; leveraging and collaboration; multi-benefit; analyzing the grant from the perspective of the department that applied for it and applicability to other departments; collaborative use; the practicality of having a grant writer on staff; enhancing the grants procurement process; departmental awareness of available and applicable grants; recommendations for training; implementation; changing policies and procedures that are in place; and changes to work flow.

Onyx Jones, Chief Financial Officer, provided an update on next steps; discussed the timeline; creation of a Senior Management Analyst position; efficiency; progress tracking; the internal audit function; the ad hoc subcommittee; the inventory of policies and procedures; segregation of duties; improvements to software; automation of processes; Risk Assessment; the Fraud, Waste and Abuse website; the contract with Lighthouse; grant management; finalization of policies; Cash Handling recommendations; and implementation of recommendations.

Mayor Sahli-Wells invited public input.

The following member of the audience addressed the City Council:

Les Greenberg thanked the City for recognizing the importance of implementing effective internal controls; discussed the report referencing 53 areas of concern; he suggested that staff be required to produce their tracking spreadsheets on a quarterly basis; discussed establishing an Ethics Hotline; teaching staff how to identify examples of Fraud, Waste and Abuse; he expressed concerns with statements indicating that things are up and running and with references on the City website to the state of California; questioned why Lighthouse was not running the website; and he asked for a date when the hotline run by Lighthouse, not the City, would become fully operational and publicized.

Discussion ensued between staff and Council Members regarding finalization of the Lighthouse contract; appropriate routing of complaints on the City website; practices of other government agencies; using the contractor so concerns are not lost in the state system; the fact that no complaints have been received; issues to be addressed; resolution and follow up; outreach; notification for delayed implementation; length of the process; the evolution of the City; implementation of best practices; appreciation for the community input; support for moving the

item through the Finance Advisory Committee (FAC) and the regular process; issues related to growth; transparency; improvements made; Fire Department accreditation; outside suggestions; legacy employees; and support for continuous improvement.

MOVED BY COUNCIL MEMBER FISCH, **SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED**, THAT THE CITY COUNCIL RECEIVE AND FILE THE FOLLOWING FINAL INTERNAL CONTROLS AUDIT REPORTS: (1) FRAUD, WASTE AND ABUSE PROGRAM, (2) GRANT MANAGEMENT (3) INTERNAL CONTROLS TESTING REPORT, ENTERPRISE INTERNAL CONTROLS REVIEW AND (4) CASH HANDLING INTERNAL CONTROLS IMPROVEMENT.

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Item A-4

CC - Discussion of Alternative Naming for the Transit Oriented Development District; (2) Approval of Sign Designs Created to Guide Metro Riders to their Nearest Light Rail Station; and (3) Approval of an Agreement with Fluoresco Services LLC for the Fabrication and Installation of Metro and Downtown Wayfinding Signs in the Amount of \$111,265

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

Jen Bressler, Hunt Design, discussed project goals; naming conventions; previous documentation; the Initial Type study; proposed changes; readability; pedestrian and cycling information; Culver City branding; and subtle refinements.

Emily Morita, Hunt Design, discussed proposed sign locations and messages; legibility; messaging; conciseness; making things easy to understand for drivers; cyclists and walking times; legibility; the Transit Oriented District (TOD); naming; and destinations.

Council Member Small received clarification regarding the Arts District and Smiley/Blackwelder.

Jen Bressler, Hunt Design, discussed signs of a successful district; potential names; marketing; the process; existing destinations and districts; the difficulty of naming a young district; addressing the naming in the near future as the district evolves; and the recommendation to move forward with the signage program with the ability to add the name later.

Elaine Warner, Economic Development Project Manager, clarified that there was discussion of naming the area the Arts District, and she noted a recommended change to signage content from the Helms Bakery District to Historical Helms Bakery since the area is not designated as a district though Helms is an historic landmark.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Michelle Weiner expressed appreciation for the wayfaring signage and minutes to destination on pedestrian signs; discussed purpose of the signage; accuracy of the examples; the focus on automobiles; and she hoped that people would be directed to bike lanes when the bike lane system is complete.

Discussion ensued between the consultants, staff and Council Members regarding place holder information used in the signage examples; increasing awareness that walking and cycling does not take that much time and it is not necessary to drive; directing people to bicycle and pedestrian infrastructure; naming the area around Media Park; capturing the essence of the businesses in the area and the public art; appreciation for the pedestrian signs; ensuring signage accuracy and directing to nearby bicycle and pedestrian infrastructure; architecture in the new district; difficulty of the task; support for implementing the changes throughout the City; having a train station that empties into the downtown area; support for waiting to see how things evolve; the Robertson Transit Hub; the Metro Grant; the terminus; concern with thinking about branding over wayfinding; providing clear direction for people getting off Metro and into the City; and the flexibility of Metro.

Additional discussion ensued between the consultants, staff and Council Members regarding the focus of the signage on the downtown area; pre-existing signage; adding a map for those exiting the train; the purpose of the grant; and the goal of facilitating additional bike and pedestrian movement.

George Montgomery provided background on himself and discussed reasons that he felt that Arts District would be a good name for the area.

Further discussion ensued between the consultants, staff and Council Members regarding the maintenance plan; flexibility; ability to change the names; the City sign installation crew; life cycle of the signs; putting in a request for Metro to update the maps and set a cycle for updates; and additional consideration regarding naming.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. DEFER THE RENAMING OF THE TOD AT THIS TIME; AND
2. APPROVE THE WAYFINDING SIGN DESIGNS AS PROPOSED WITH THE CHANGE FROM THE HELMS DISTRICT TO THE HISTORIC HELMS BAKERY; AND
3. APPROVE AN AGREEMENT WITH FLOURESCO SERVICES LLC IN AN AMOUNT NOT-TO-EXCEED \$111,265 FOR THE FABRICATION AND INSTALLATION OF METRO AND DOWNTOWN WAYFINDING SIGNS; 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.

Additional discussion ensued between the consultants and Council Members regarding the stated desire of the City Council to expand pedestrian signage; district boundaries; wayfinding signage through Interactive Kiosk Experience (IKE); and clarification that IKE is not interested in proceeding.

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Item A-5

CC - (1) Discussion on the Sixth Cycle of the Regional Housing Needs Assessment (RHNA) Concerning Methodology Used by the Southern California Association of Governments (SCAG) and Housing Production Target Numbers; (2) Discussion of a Response to SCAG; and (3) Direction to the City Manager as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding the state requirement that cities be more proactive and ensure that building happens; state legislation; methodologies for determining the Regional Housing Needs Assessment (RHNA) numbers; shifting the metric to be more implementable; lawsuits; the need to build housing; push back from cities that do not want to build housing; zoning; formulas used to determine housing needs; availability of funding for below-market and the homeless; numbers of homeless; local inputs; home construction; attempts to change state law; local control; input into the process; good planning for the region; the importance of taking an objective approach; a suggestion to reject the three options from Southern California Association of Governments (SCAG); the Culver City share of the population within the planning area; objective measures; housing costs as compared to other area cities; the share of multi-family housing and subsidized housing in the region; access to high quality transit; regional climate and air quality goals; quality of life goals; ratio of jobs to housing; the importance of planning regionally; proposing a different model; the focus on minimizing the effects of climate change; concern with a bias in the selection of criteria; the request from SCAG for input on methodology; and housing law and the requirements for RHNA as defined by the state.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Yasmine Imani McMorrin discussed her research into the process and commitment to learning more; county needs vs. current zoning; the percentage of African Americans in the county population vs. in the homeless population; she expressed appreciation for the rent freeze; and she asked that equity be considered in the housing assessment.

Discussion ensued between staff and Council Members regarding concerns with the representation on the SCAG committee; the proposals from UCLA and UCI; embracing regional planning based on objective measures; supporting realistic goals; taking responsibility for bringing in the jobs with only limited housing; local input; the jobs balance; finding consensus for housing needs in the next cycle; different studies with different results; the real need for affordable housing; the amount of market rate housing produced in Culver City;

separating affordable housing from overall housing; separating out the allocation methodology; allocation of numbers amongst the cities; appreciation to the speaker for bringing the discussion back to people rather than just numbers; issues with the methodology proposed by SCAG; problems with current zoning; solving the housing crisis; the commitment of the General Plan Advisory Committee to see more housing; making Culver City more inclusive and less exclusive; modeling a jobs/housing balance and equity as a guiding principle to zoning; learning the lessons of the past; City Council consensus to draft a letter to SCAG based upon the discussion; political organizing strategy; and encouragement that the letter take a measured tone.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Vice Mayor Eriksson indicated that he would have to miss the meetings on September 23 and 24, 2019.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN CELEBRATION OF RABBI ZACK SHAPIRO AND LOS ANGELES CITY CONTROLLER RON GALPERIN BECOMING FATHERS TO MIA RUTH AND ELI NOAH.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 10:51 p.m., the City Council, Successor Agency to the Culver City Redevelopment

September 9, 2019

Agency Board, and Culver City Housing Authority Board adjourned in celebration of the births of Mia Ruth and Eli Noah to September 16, 2019.

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MEGHAN SAHLI-WELLS
MAYOR of Culver City, California

Approved on 9/23/19



Jeremy Green
CITY CLERK of Culver City, California
Culver City, California

Date: 23 SEP 2019