

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

September 12, 2016
6:00 p.m.

Call to Order & Roll Call

Mayor Clarke called the meeting of the City Council to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jim B. Clarke, Mayor
Jeffrey Cooper, Vice Mayor
Göran Eriksson, Council Member
Meghan Sahli-Wells, 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

The City Council recessed to Closed Session to consider the following items:

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

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

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Reconvene

Mayor Clarke reconvened the City Council and convened the Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:09 p.m. with all Members present.

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Invocation/Pledge of Allegiance

City Manager John Nachbar led the invocation and the Pledge of Allegiance was led by Fire Chief Dave White.

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Report on Action Taken in Closed Session

Mayor Clarke indicated that no action had been taken in Closed Session.

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

Jeremy Green, Deputy City Clerk, reported that a computer was available in the rear of Council Chambers for residents to register to vote or to verify their registration status.

Christopher Evans, Public Works Department, discussed the Culver City Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan and he indicated that staff was looking for as much participation as possible with residents requested to complete surveys identifying areas where the City can improve ADA access.

Mayor Clarke expressed appreciation for efforts to evaluate the City's compliance with ADA requirements.

Lieutenant Sam Agaiby reported on a fatal traffic accident that occurred on September 10, 2016 at Washington and La Cienega Boulevards.

Mayor Clarke discussed consideration of an item on the agenda regarding zero tolerance for traffic safety issues and he asked that condolences be extended to the family of the deceased victim.

Council Member Eriksson reported attending a meeting of the Independent Cities Association Board and he confirmed that he was a candidate for the Board of Directors.

Council Member Sahli-Wells invited the public to attend the next meeting of the Sustainability Subcommittee on September 14 to discuss a proposed a ban of polystyrene; she announced the annual Coastal Cleanup Day on September 17 organized by Heal the Bay; and the Historical Society's Founder's Picnic on September 18.

Mayor Clarke noted that proclamations were being handled differently and he announced that September is Chronic Pain Awareness Month, Medicare Education Week runs from September 15 - September 21, National Step Family Week takes place September 16 - September 22, Constitution Week is September 17 - September 23, and Vin Scully Day is September 23; he announced that the Federal Aviation Administration (FAA) had released the Environmental Assessment of Overflights and determined there to be no significant impact; and he indicated that he and Council Member Eriksson serve on the Overflight Subcommittee and are in the process of setting up a public meeting.

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Presentations

Item P-1

CC - Presentation of a Recommendation from the Parks, Recreation and Community Services Commission to Survey Culver City Camp and Day Care Needs

Kay Heineman, Parks Recreation and Community Services Commission Chair, provided background on the item.

Laura Stuart, Parks, Recreation and Community Services Commissioner, indicated that the item should have been an action item rather than a presentation as action is requested; she discussed surveying what the community wants in terms of child care in the City; current programs in the

City; creation of a report to assist with consideration of needs and resources; City Council support; access to Survey Monkey and e-blasts; timing of the item; and the need for more support in the parks.

Discussion ensued between staff, Ms. Stuart and Council Members regarding wording of the agenda item; appreciation for responsiveness to community concerns; coordination with the School District; caution regarding terms used in the survey; increasing communication between Commissions and the City Council; the process for written communication between the City Council and Commissions; holding a Commission Summit; and direction to staff go ahead with a survey in conjunction with the School District on afterschool and summer programs.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION TO CONDUCT A SURVEY IN CONJUNCTION WITH THE SCHOOL DISTRICT ON AFTERSCHOOL AND SUMMER PROGRAMS FOR YOUTH.

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Item P-2

CC - Presentation of Culver City Centennial Celebration TAP Cards

Dia Turner, Transportation Marking Director, presented an example of Culver City Centennial Celebration TAP Cards and encouraged everyone to get one.

Paul Jacobs thanked the City for their support; discussed outreach; the official start of the celebration; the opening day and opening ceremony on September 24; and he encouraged everyone to participate.

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Joint Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Eric Sims, Kirk Douglas Theatre, invited everyone to *Throw Me on the Burnpile and Light Me Up* at the Kirk Douglas Theatre and he discussed the Block Party of the Century in downtown Culver City on September 24.

Laura Frakes, Culver City Julian Dixon Library, discussed the upcoming visioning program workshop on September 24; outreach to residents and stakeholders; the Culver City One Book, One City Centennial Celebration; the Flu Clinic at the Library on October 22; and the National Endowment of the Arts Big Read with the Maltese Falcon in 2017.

Sam Bendall, The Distinguished Gentleman's Ride, discussed the number of motorcycles travelling through Culver City for the event on September 25; changing the paradigm of the modern motorcyclist; work with the City of Los Angeles; and the planned route.

Les Greenberg expressed concern with actions of the City Council and the City Attorney; discussed the Code of Ethics; Council Member influence over staff; concern with the actions of former Council Member Weissman; and he requested that enforcement of the Code of Ethics be placed on the next agenda.

Paulette Greenberg discussed the Culver City Code of Ethics; the lack of an Ethics Advisory Committee, Ethics Hotline, information the City website, or ethics training available for staff; the ethics problem in the City; and she asked each Council Member whether they would place a discussion of the Code of Ethics on a future agenda.

Mark Herscovitz, Culver City for Quiet Skies, discussed overflights in the City and the FAA's finding of no impact; the impacts on the City; FAA guidelines regarding schools; direct impacts to schools; noise, environmental and health impacts; he asserted that NextGen is already in effect; he noted several positive things about NextGen; he discussed the response period to the finding of No Significant Impact; he asked that the City file a lawsuit; and he indicated that he had read the available information.

Mayor Clarke received clarification that the information would be posted on the website.

Dr. Janet Hoult discussed health issues connected to 9/11 and she read a poem about 9/11 from a student in her poetry class at the Senior Center.

Dr. Sarah Carpenter announced Walk with a Doc on September 24 with a talk about microbiomes, and she noted that the October 15 Walk with a Doc at City Hall would be a History Walk with Julie Lugo Cerra.

Marsha Wilde read a poem about Monday Evening Meals at Grace Diner.

Jessica Coffin expressed concern with the loss of a teacher at Culver City High School.

Ralph Rivera, L.A. Film Festival, thanked the City Council for their sponsorship of the 2016 LA Film Festival and he asked for a renewal of sponsorship for the 2017 Festival.

Discussion ensued between Council Members regarding making the event part of the Centennial celebration and consideration of the sponsorship request along with other requests at a later time.

Stephen Murray, LAX Community Noise Roundtable Alternate, thanked the City Council for scheduling a meeting on what the FAA determination means and what needs to happen in the 60 days; he reported that the major nighttime flight path that was scheduled to go lower would not change; and he invited everyone to the LAX Community Noise Roundtable meetings on Wednesday Nights at LAX.

Kelly Kent, Culver City Unified School District (CCUSD) Board Member, reported that the School District was looking for public input on how to spend the bond funds; she encouraged residents to complete the survey on the CCUSD homepage; and she encouraged attendance of workshops on the first and third Tuesdays to discuss vision related issues.

Ken Palmer, Culver City for Quiet Skies, congratulated the City Council on their efforts to address issues with the FAA and he indicated that more information was available on the Culver City for Quiet Skies website.

Jeremy Green, Deputy City Clerk, read a written comment submitted by:

Marta Zaragoza

Discussion ensued between staff and Council Members regarding opportunity for public input on changes to dispatch staffing; when the City Clerk starts the clock for public speaking; the Code of Ethics; training; and reporting processes through state law.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON SEPTEMBER 12, 2016.

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Order of the Agenda

No changes were made at this time.

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Consent Calendar

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

Item C-1

CC:HA:SA - Cash Disbursements

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JULY 30, 2016 - SEPTEMBER 2, 2016.

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Item C-2

CC:HA:SA:PA - Meeting Minutes

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING OF AUGUST 22, 2016.

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Item C-3

CC - Approval of the Certification an Amendment to the Westside Cities Council of Governments Joint Powers Authority Agreement; and (2) Direction to the City's Representatives on the Westside Cities Council of Governments' Board as Deemed Appropriate

THAT THE CITY COUNCIL:

1. APPROVE THE PROPOSED AMENDMENT TO THE WSCCOG JPA AGREEMENT; AND
2. PROVIDE DIRECTION TO THE CITY'S MEMBER AND ALTERNATE MEMBER TO VOTE ACCORDINGLY AT THE WSCCOG BOARD MEETING.

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Item C-4

CC - Approval of an Agreement with Setpoint Systems Corporation to Replace City Hall's Lighting Control System as Part of the City Facilities Energy Efficiency Project, PF-004

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH SETPOINT SYSTEMS CORPORATION TO REPLACE CITY HALL'S LIGHTING CONTROL SYSTEM IN AN AMOUNT UP TO \$51,544; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - Adoption of Resolution Approving a Revised Salary Schedule for City Employees Effective July 1, 2016

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING A REVISED SALARY SCHEDULE FOR CITY EMPLOYEES EFFECTIVE JULY 1, 2016.

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Item C-6

CC - Approval of an Agreement with North American Spares to Relocate the Business at 8936 Venice Boulevard

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH NORTH AMERICAN SPARES TO RELOCATE THE BUSINESS AT 8936 VENICE BOULEVARD;
2. AUTHORIZE THE CITY ATTORNEY AND CITY SPECIAL COUNSEL TO PREPARE THE NECESSARY DOCUMENTS;
3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

CC - Approval of Professional Services Agreements with (1) McCain Inc. for the Adaptive Traffic Control System (ATCS) Project, PL-005 in an Amount Not-to-Exceed \$2,016,885 (\$1,831,885 Base Cost with a 10% Contingency of \$185,000); and 2) Advantec Consulting Engineers for System Manager and Construction Management and Inspection Services in an Amount Not-to-Exceed \$160,420

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MCCAIN INC. FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005 IN AN AMOUNT NOT-TO-EXCEED \$1,831,885;

AND;

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE AGREEMENT WITH MCCAIN, INC. IN AN AMOUNT NOT-TO-EXCEED \$185,000 FOR UNFORESEEN CONDITIONS OR EXTRA WORK; AND

3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ADVANTEC CONSULTING ENGINEERS IN AN AMOUNT NOT-TO-EXCEED \$160,420 FOR SYSTEM MANAGER AND CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PL-005; 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-8

CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner for Use of Culver City Public Right-of-Way to Install Fiber Optic Cable in the Area Near 3652 Eastham Drive

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER FOR 130 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 3652 EASTHAM DRIVE;

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

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

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Item C-9

CC - Award of a Contract to All American Asphalt, as the Lowest Responsive and Responsible Bidder, in the Amount of \$280,500 for the Construction of the 2016 Duquesne Avenue

Slurry Seal and Striping Project, PS007

THAT THE CITY COUNCIL:

- 1) AWARD A CONSTRUCTION CONTRACT TO ALL AMERICAN ASPHALT, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$280,500 FOR THE 2016 DUQUESNE AVENUE SLURRY SEAL AND STRIPING PROJECT, PS007, BASED ON ITS BID; AND,
- 2) APPROVE CONTRACT CHANGE ORDER #1 TO DELETE BID ITEMS #9, (\$35,000), CHANGE ORDER #2 TO REDUCE BID ITEM #7 BY (\$15,660) AND CHANGE ORDER #3 TO REDUCE BID ITEM #8 BY (\$16,368.80); AND,
- 3) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN THE AMOUNT NOT-TO-EXCEED \$28,500, IF NECESSARY; 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-10

CC - (1) Approval of an Agreement With West Valley Investment Group, Inc. for the Removal and Disposal of Existing Bus Stop Furniture and the Procurement and Installation of New Bus Stop Furniture at Select Locations in the City in an Amount Not-to-Exceed \$694,418.38; (2) Authorization to the Transportation Director to Approve Amendments to such Agreement in an Additional Amount of \$104,000 (15%) for Unexpected Costs; and (3) Authorization of a Release of a Request for Proposals (RFP) for Project Management/Procurement Consulting Services for Transit Capital Projects

Council Member Eriksson received clarification from staff regarding signage.

Vice Mayor Cooper received clarification from staff regarding trash receptacles at bus stops.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL

MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH WEST VALLEY INVESTMENT GROUP, INC. FOR THE PROCUREMENT AND INSTALLATION OF NEW BUS STOP FURNITURE IN AN AMOUNT NOT-TO-EXCEED \$694,418.38;
2. AUTHORIZE THE TRANSPORTATION DIRECTOR TO APPROVE AMENDMENTS TO SUCH AGREEMENT IN AN ADDITIONAL AMOUNT OF \$104,000.00 (15%) FOR UNEXPECTED COSTS;
3. AUTHORIZE THE TRANSPORTATION DIRECTOR TO RELEASE AN RFP FOR THE PROJECT MANAGEMENT/PROCUREMENT CONSULTING SERVICES FOR OTHER TRANSIT CAPITAL PROJECTS;
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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Public Hearings

Item PH-1

CC - PUBLIC HEARING- Adoption of a Resolution Approving Density Bonuses and Other Bonus Incentives and Tentative Tract Map (P2015-0127-DOBI and TTM) for a Proposed Five-Story Mixed Use Project Consisting of 37 Multi-Family Residential Dwelling Units, Three of which will be Very Low Income Affordable Units, Above 7,206 Square Feet of Ground Floor Retail Commercial Space with Surface and Subterranean Parking Including Tandem Parking Spaces at 12803 Washington Boulevard

Jose Mendivil, Associate Planner, provided a summary of the material of record.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF MAILING AND POSTING OF THE PUBLIC NOTICES.

Jim Suhr, Axis Mundi, discussed their long-term investment perspective; the setting and place making opportunity;

360-degree architecture; parking; code required retail spaces; interior stairways; building height; setbacks; and he clarified that the tract map request was to support potential future financing.

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

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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

Discussion ensued between staff, Council Members and Mr. Suhr regarding changes to massing and dimensions in relation to density bonuses; EV charging; affordable units; inconsistency in the staff reports with regard to the length of the affordability covenants; appreciation for the bike racks and design; and appreciation for the revitalization of West Washington Boulevard.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING DENSITY BONUSES AND OTHER BONUS INCENTIVES AND TENTATIVE TRACT MAP (P2015-0127-DOBI AND TTM), SUBJECT TO THE PLANNING COMMISSION CONDITIONS OF APPROVAL REFERENCED IN THE PROPOSED RESOLUTION IN ORDER TO ALLOW CONSTRUCTION OF THREE AFFORDABLE DWELLING UNITS AND SUBDIVISION OF THE PROJECT INTO COMMERCIAL AND RESIDENTIAL AIR SPACE UNITS.

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The following item was considered out of sequence.

Action Items

Item A-1

CC - (1) Continued Discussion of the Existing Permit Parking Restrictions on the 10700 Block of Farragut Drive and Grace Evangelical Lutheran Church's (4427 Overland Avenue) Related Request to Change Such Restrictions; (2) Consideration of Parking Study Prepared by KOA Corporation and its Findings and Recommendations for Two-Hour Time-Limited Parking Restrictions for the 10700 Block of Farragut Drive; (3) If Desired, Adoption of a Resolution Adopting the Findings of the Parking Study, Removing the Pre-Existing Permit-Only Parking Restrictions, and Authorizing the Implementation of the Two-Hour Time-Limited Parking Restrictions and Installation and Maintenance of Applicable Signage; and (4) Direction to the City Manager as Deemed Appropriate

Gabe Garcia, Traffic Engineer, provided a summary of the material of record.

Discussion ensued between staff, Council Members and Joel Falter of KOA Consulting regarding clarification that the report is an accurate representation of KOA's findings; background on KOA and their qualifications; moving forward with the offsite parking proposal; willingness of the Church to use off-site parking; enforcement of time limited parking; the new automatic system; permit parking; standard restrictions; neighborhood consensus; the timeframe for installation of the automated system; the database; the Cloud based parking permit program; signage for the study; length of the study period; accuracy of the parking study; the surrounding area; restrictions on adjacent streets; and the mandate for uniformity.

Mayor Clarke invited public input.

The following members of the audience addressed the City Council:

Lila Swenson expressed support for the parking study's conclusion; she expressed concern with safety; changes since the study has been conducted; offsite parking; and she expressed appreciation to the City for their actions.

Ilbert Phillips, Grace Lutheran, thanked the City for the study and expressed support for the staff recommendation.

Michelle Moreno thanked the City Council for the study and the neighbors for their support.

Laura Stuart expressed support for the new parking restrictions; felt that public streets were not private parking; and that the changes were fair to the community and would serve the school better.

Katie Parks, Grace Lutheran Church, discussed the use of the Church for public events; community involvement; she thanked the City for the study and for their consideration; and discussed parking overflow at the library.

Diane Welles read a letter from Ronald Davis; noted that they did not have a driveway; expressed concern with the omission of Coombs Street from the study; discussed impacts to Coombs; the failure to require that Grace Lutheran Church demonstrate specific need or provide other alternatives; concern with the people surveyed; non-residents; and concern that the peace and tranquility of residents would be negatively affected.

Michael Stivers expressed gratitude to the City Council for the study; concern that the Church does not express appreciation for their ability to take over street parking every weekend and has not done outreach to the neighbors; he discussed the need for controlled parking; he asked the City Council to consider the precedent set; and he expressed concern with allowing an organization that has no concern for residents to dictate policy.

John Heyl questioned the fairness of changing a situation that has been going on for 30 years based on a 12 week parking study; expressed concern with former Council Member Weissman's championing of increasing parking for businesses; the two-hour parking model; enforcement; business intrusion parking; safety issues; he asserted that KOA had not been able to determine the parking requirements for the Grace Evangelical Lutheran Church; no data supports the request of the Church; expressed concern with turning a residential neighborhood into a public parking lot; construction variances from the City; the waiver of the requirement of off-street parking; if studies determine that residential streets are under-utilized then they can be fair game for offsite parking for business neighbors; and he asserted that permit only parking restrictions should be reinstated.

Nadine Province noted that Dan O'Brien and Ken Smith, the two most vocal advocates of Grace Lutheran had held campaign parties for Council Members; she asserted that a select group of people know, support and advise each other; discussed bullying of residents on social media; the importance of carefully vetting public officials; making sure residents take precedence over businesses and cronyism; parking protections in place when homes were purchased; disregard and disrespect from the Church to the neighbors; having friends in high places; and putting business interests and personal relationships over residents' rights.

Ron Klemp discussed the shared alley with the Church; the parking study; interpretation of the data; and concern with Council Member response to questioning regarding their relationships with Grace Lutheran Church in September, 2014.

Paulette Greenberg expressed concern with bias and the appearance of bias; not disclosing facts that might constitute bias; the relationship between Dan O'Brien and Jeffrey Cooper; suppressing the parking intrusion count; allegations that residents slash tires on non-resident cars; questionable actions of Council Member Cooper; demonstration of bias; the Weissman controlled City Council; and she questioned whether the City Council would take action to correct the issue.

Les Greenberg discussed the criteria that Farragut had to meet for permit only parking; the KOA parking study; recommendations of the Engineering Department to reject the parking study; the recommendation by Andrew Weissman to pull of all parking restrictions and suppress parking with two-hour tow away restrictions; the objections of the Engineering and Transportation Departments; email obtained under a public information request; suppressed traffic counts to ensure non-qualification; cars parked in the periphery of Farragut; he felt the report was flawed and that the City Council should either reinstate permit parking or conduct a legitimate study; and he felt that the City Council should listen to the Engineering Department staff.

James Province discussed the City's procedures and regulations for implementation of parking restrictions; he pointed out that the residents had met the requirements to

establish the restrictions 32 years ago and he questioned why the City Council was considering lifting the restrictions; he expressed concern with the cost of the parking study; the burden on residents to prove that parking restrictions are still needed; the request by Mayor Clarke that the Church investigate other parking options; and he asked the City to consider the flaws in the study and accept the original recommendations of the City Engineer.

Jeannine Wisnosky Stehlin commended the care taken by the City Council in considering the issue; expressed support for the conclusion of the study; felt that the old restrictions placed an undue burden on surrounding homeowners and businesses and was unfair to residents; she discussed parking in her neighborhood; and expressed support for a two-hour parking restriction.

Cary Anderson discussed the number of tickets written in six months; illegal parking by parents; safety concerns; social media broadcast of the study period; Grace Lutheran being on their best behavior during the parking study period; how many tickets were issued during the study period; digital chalking; who controls parking enforcement; turning off parking meters; an observation that after Jeffrey Cooper became a Council Member, parking enforcement decreased markedly during the Car Show; and he pointed out that the City Council did not like the downtown parking study and so cast it aside, but liked this one so would go forward with it.

Patricia Mooney, Senior Management Analyst, read a written comment submitted by:

Paul Jacobs

Discussion ensued between staff and Council Members regarding the goal and objective of the study; clarification that KOA was not asked to determine the needs of Grace Lutheran; distribution of the survey; determinations made regarding residents vs. non-residents; license plate surveys; concern with the precedent that could be set; parking regulations to serve residents; concern with going against City policy; extending two-hour parking to 9 p.m. and including Sundays; nighttime parking; consistency with surrounding streets; nighttime activities at the Church and the school; including Coombs

Street in the restrictions; employee parking; those houses without driveways; changes to staff recommendations; the installation of bike racks in front of the Church; parking for disabled drivers; the inability of people to make a 10-minute walk; active transportation; encouragement of parking a little further away and walking; consideration of offsite parking by Grace Lutheran Church; clarification that the Church has no parking available at all; parking on Overland; Coombs Street; a note that the single property owner on the segment requested parking restrictions; the safest option for the schools; convenience vs. safety; one-hour parking; parking at the library; a feeling that there is less intrusion now as the courthouse and the tennis club are gone; and clarification that no study is available from the original consideration of the item 32 years ago.

Vice Mayor Cooper asserted that he was basing his decision on solid, objective data and he moved to support the staff recommendation.

Further discussion ensued between staff and Council Members regarding support for the residents; the study affirming the need for the permits; communication and efforts to be available to residents; the democratic process; the cost of lawsuits against the City; public vs. private parking; shared parking; off-site parking; Church parking; the cause of parking intrusion; parking restrictions on Farragut over 30 years ago; the belief that there will be more parking pressures than are currently reflected; the request to extend the hours to 9 p.m. and include Sundays with a lookback provision; monitoring the data over 12 months; reducing animosity between the two opposing groups; the tyranny of the majority; parking patterns reflected in the study; the importance of shared parking; increasing events at the Church in the future; and continued communication.

Vice Mayor Cooper moved to support the staff recommendation. Council Member Eriksson seconded the motion.

Council Member Sahli-Wells proposed an amendment to item C to extend the hours to 9 p.m. Monday through Sunday including the small section of Coombs Avenue.

Carol Schwab, City Attorney, clarified that adding the section of Coombs could not be included as it was not in the study.

Council Member Sahli-Wells received clarification that it was the intention of the City Engineer to include that portion of Coombs and so it would be included. Council Member Small seconded the amendment.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL, THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION (A) ADOPTING THE FINDINGS OF THE BLOCK 10700 FARRAGUT DRIVE PARKING STUDY; (B) REMOVING THE PRE-EXISTING PERMIT-ONLY PARKING RESTRICTIONS (8 A.M. TO 10 P.M., MONDAY THROUGH FRIDAY, EXCEPT WITH A PERMIT); AND (C) AUTHORIZING THE IMPLEMENTATION OF TWO-HOUR PARKING, 8 A.M. TO 9 P.M., MONDAY THROUGH SUNDAY, EXCEPT WITH DISTRICT 10 PERMITS ON THE 10700 BLOCK OF FARRAGUT DRIVE, INCLUDING INSTALLATION AND MAINTENANCE OF RELATED SIGNAGE.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: SAHLI-WELLS, SMALL
NOES: CLARKE, COOPER, ERIKSSON

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION (A) ADOPTING THE FINDINGS OF THE BLOCK 10700 FARRAGUT DRIVE PARKING STUDY; (B) REMOVING THE PRE-EXISTING PERMIT-ONLY PARKING RESTRICTIONS (8 A.M. TO 10 P.M., MONDAY THROUGH FRIDAY, EXCEPT WITH A PERMIT); AND (C) AUTHORIZING THE IMPLEMENTATION OF TWO-HOUR PARKING, 8 A.M. TO 6 P.M., MONDAY THROUGH SATURDAY, EXCEPT WITH DISTRICT 10 PERMITS ON THE 10700 BLOCK OF FARRAGUT DRIVE, INCLUDING INSTALLATION AND MAINTENANCE OF RELATED SIGNAGE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL
NOES: SAHLI-WELLS

Council Member Sahli-Wells proposed a motion to institute a lookback after 12 months with a report from the Police Department on how many and what type of interventions they have had to make.

Additional discussion ensued between staff and Council Members regarding parking for Grace Lutheran employees; complaints from residents on Franklin; the importance of addressing the issue; and continued pursuit of shared parking options.

Council Member Sahli-Wells added the continued pursuit of shared parking options to her motion.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL REQUIRE A LOOKBACK PROVISION WITH A REPORT BY THE CULVER CITY POLICE DEPARTMENT AFTER 12 MONTHS REGARDING COMPLAINTS, TICKETS, AND INTERVENTIONS THAT THEY HAD TO MAKE OVER THE YEAR ON FARRAGUT, WITH CONTINUED PURSUIT OF SHARED PARKING OPTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL
NOES: COOPER

Patricia Mooney, Senior Management Analyst, asked that those who had provided flash drives for their presentations pick them up before leaving Council Chambers.

Mayor Clarke received clarification on how many public speakers were present for each item and re-ordered the agenda accordingly.

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Item A-2

CC - (1) Discussion of Event Sponsorship Requests from the Washington West Business District, An Affair of the Arts, The Asian World Film Festival and the Culver City Arts District for FY 2016 - 2017; and (2) Direction to the City Manager as to the Amount of In-Kind Assistance for such Events (including Requested Fee Waivers) or other Direction as Deemed Appropriate

Mayor Clarke invited public input.

Patricia Mooney, Senior Management Analyst read written comments submitted by:

Rachel Sine
Josetta Sbeglia
Seth Horowitz

Discussion ensued between staff and Council Members regarding support for the type of information submitted by the Asian World Film Festival; providing examples of information that should be submitted for consideration of sponsorships; demographics; cross marketing; hard and soft values; market recognition and branding of Culver City; support for the return of Artwalk Culver City; and previous Redevelopment support of the event.

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

1. DESIGNATE THE FOLLOWING 2016 - 2017 EVENTS AS CITY-SPONSORED EVENTS: ARTWALK 2016, TASTE OF WASHINGTON WEST, ASIAN WORLD FILM FESTIVAL, AND AN AFFAIR OF THE ARTS; AND,
2. APPROVE THE AMOUNT OF IN-KIND FINANCIAL ASSISTANCE (INCLUDING REQUESTS FOR FEE WAIVERS) TO PROVIDE FOR THE FOLLOWING 2016 EVENTS: ARTWALK 2016, TASTE OF WASHINGTON WEST, ASIAN WORLD FILM FESTIVAL, AND AN AFFAIR OF THE ARTS.

Georges Chamchoum, Asian World Film Festival, received clarification that Shelly Wolfberg would help coordinate having Council Members welcome audiences on behalf of Culver City.

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Item PH-2

CC - PUBLIC HEARING: Adoption of a Resolution Approving Tentative Tract Map No. 74081, P2016-0070-TTM, to Allow a One Lot Subdivision for the Creation of Five Residential and One Commercial Air Space Units at 12712 - 12718 Washington Boulevard in the Commercial General (CG) Zone

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF MAILING AND POSTING OF THE PUBLIC NOTICES.

Jose Mendivil, provided a summary of the material of record.

Mayor Clarke received clarification that the residential units would become market value condominiums.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 74081, P2016-0070-TTM, TO ALLOW A ONE LOT SUBDIVISION FOR THE CREATION OF ONE COMMERCIAL AND FIVE RESIDENTIAL AIR SPACE CONDOMINIUM UNITS ON ONE PARCEL AT 12712-12718 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL ZONE.

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Item PH-3

CC - PUBLIC HEARING - (1) Conduct a Public Hearing Pursuant to the Requirements of Tax and Equity Fiscal Responsibility Act and the Internal Revenue Code of 1986, as Amended; (2) Adoption of a Resolution to Approve the Issuance of Revenue Bonds by the California Municipal Finance Authority to Assist in the Financing or Refinancing of Culver City Rotary Plaza Senior Apartments located at 5100 Overland Avenue, Culver City, California; and (3) Approve the Deposit of Approximately \$13,000 in Issuance Fees to the Culver City Housing Authority for the Creation of Affordable Housing Opportunities

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF MAILING AND POSTING OF THE PUBLIC NOTICES.

Tevis Barnes, Housing Administrator, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding support for the project; what happens to residents while renovations are being done; and length of time for the renovations.

Ronnie Manzanares, Manager, indicated that renovations would take 18 months.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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

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

1. CONDUCT THE PUBLIC HEARING UNDER THE REQUIREMENTS OF TAX AND EQUITY FISCAL RESPONSIBILITY ACT AND THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND

2. ADOPT A RESOLUTION APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (CMFA) FOR THE BENEFIT OF CULVER CITY HOUSING PARTNERS, LP TO PROVIDE FOR THE FINANCING IN AN AMOUNT NOT TO EXCEED \$30,000,000 TO ASSIST IN THE FINANCING OR REFINANCING OF THE ACQUISITION, REHABILITATION AND DEVELOPMENT OF THE CULVER CITY ROTARY PLAZA SENIOR APARTMENTS, SUCH ADOPTION IS SOLELY FOR THE PURPOSES OF SATISFYING THE REQUIREMENTS OF TEFRA, THE INTERNAL REVENUE CODE AND CALIFORNIA GOVERNMENT CODE SECTION 6500; AND

3. APPROVE THE DEPOSIT OF APPROXIMATELY \$13,000 IN ISSUANCE FEES TO THE CULVER CITY HOUSING AUTHORITY FOR THE CREATION OF AFFORDABLE HOUSING OPPORTUNITIES.

Discussion ensued between staff and Council Members regarding encouragement to other developers to increase affordable housing stock; generating tax exempt bonds to produce affordable units; rebooting housing programs; and developers that use these tools.

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Item A-3
(Out of sequence)

CC - (1) Discussion of Revisions to Request for Proposals (RFP) for Consultant Services to Conduct a Visioning Study for the Culver City Transit Oriented Development (TOD) District; and (2) If Desired, Authorization to Release the RFP; and (3) Direction to City Manager as Deemed Appropriate

Discussion ensued between staff and Council Members regarding improvements to the process; the revised schedule; and timing of the RFP.

Mayor Clarke invited public input.

The following member of the audience addressed the City Council:

Ken Mand, speaking on behalf of residents in the Arts District, expressed support for the RFP and thanked the staff and subcommittee for working with them on adjustments to the draft.

Discussion ensued between staff and Council Members regarding support for the item; setting a tone for the General Plan update in the near future; appreciation for the work of the subcommittee; and the community engagement workshops.

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

(1) ACCEPT THE REVISIONS TO REQUEST FOR PROPOSALS (RFP) FOR CONSULTANT SERVICES TO CONDUCT A VISIONING STUDY FOR THE CULVER CITY TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT; AND

(2) DIRECT THE RELEASE OF THE RFP.

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Item A-4

CC - Introduction of an Ordinance of the City of Culver City, State of California, (1) Repealing and Replacing Chapter 11.07 of Title 11 of the Culver City Municipal Code Pertaining to Massage Business Regulations; and (2) Amending Section 11.01.305 of Chapter 11.01 of the Culver City Municipal Code Regarding the Schedule of Businesses Requiring a Certificate of Compliance or Permit

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

Lisa Vidra, Senior Deputy City Attorney, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the new state law pertaining to previous arrests; clarification that the ordinance is compliant with state law; repeat offenders; revocation of licenses; revocations vs. unrelated convictions; drug offenses; laws that could be changing in the near future; relevant provisions; AB109; drug offenses vs. felony drug offenses; consensus to add verbiage to Page 15, part C to read: "...has been convicted of any felony offense involving the illegal sale, distribution or possession of a controlled substance..."; increases to the number of massage businesses in Southern California; foot massages; reflexology; certified massage technicians; regulations for the establishment rather than for the person; beauty parlors that offer massages; categories of professions; the healing arts; and licensed individuals.

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

1. INTRODUCE AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA, PERTAINING TO MASSAGE BUSINESS REGULATIONS, AND;
2. AMEND SECTION 11.01.305 OF CHAPTER 11.01 OF THE CULVER CITY MUNICIPAL CODE REGARDING THE SCHEDULE OF BUSINESSES

REQUIRING A CERTIFICATE OF COMPLIANCE OR PERMIT WITH THE AMENDMENT AS RECOMMENDED.

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Item A-5

CC - Consideration of a City Council Position on Measure M, the Los Angeles County Traffic Improvement Plan, a Sales Tax Ballot Measure, which Appears on the November 8, 2016 Ballot

Mayor Clarke reported that the item had been brought to the City by the Westside Council of Governments; discussed benefits projected to accrue to the City; and opposition to the Measure.

Discussion ensued between staff and Council Members regarding the position of other area cities; the subcommittee recommendation on the item; money generated by the Measure; the return for other cities; participation in making the plan; and the potential for increased mobility and decreased traffic.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A POSITION TO SUPPORT MEASURE M, THE LOS ANGELES COUNTY TRAFFIC IMPROVEMENT PLAN, A SALES TAX BALLOT MEASURE, WHICH APPEARS ON THE NOVEMBER 8, 2016 BALLOT.

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Item A-6

CC - (1) Designation of the City's Voting Delegate and up to Two Alternate-Delegates for the 2016 League of California Cities Annual Conference; (2) Consideration of a Position on the League of California Cities' Resolution Pertaining to Vision Zero Submitted to the General Assembly for the League of California Cities; and (3) If Desired, Adoption of a Culver City Resolution Pertaining to Vision Zero

Discussion ensued between staff and Council Members regarding those attending the conference, and ensuring that the voting delegate be present on voting day.

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

1. DESIGNATE MAYOR CLARKE TO SERVE AS THE VOTING DELEGATE WITH COUNCIL MEMBERS SAHLI-WELLS AND SMALL SERVING AS ALTERNATE VOTING DELEGATES FOR THE 2016 LEAGUE OF CITIES ANNUAL CONFERENCE; AND
2. AUTHORIZE THE VOTING DELEGATE AND ALTERNATE VOTING DELEGATE(S) TO CAST VOTES EXERCISING REASONABLE DISCRETION IN THE CASE CIRCUMSTANCES AT THE GENERAL ASSEMBLY WARRANT A CHANGE IN VOTE.

Further discussion ensued between staff and Council Members regarding Vision Zero; the recent fatal accident on Saturday; City-level implementation; traffic safety over mobility; increased demands on the Police Department; and current terminology.

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

1. TAKE A POSITION IN SUPPORT OF THE RESOLUTION PRESENTED TO THE LEAGUE OF CALIFORNIA CITIES GENERAL ASSEMBLY FOR CONSIDERATION AS OUTLINED IN THE STAFF REPORT; AND,
2. ADOPT A RESOLUTION IN SUPPORT OF VISION ZERO.

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Public Comment - Items Not on the Agenda

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Council Member Eriksson discussed Proposition 57; opposition by law enforcement and prison associations; and he received consensus from the City Council to agendize a discussion of the item on October 24, 2016.

Mayor Clarke reported that he and Council Member Sahli-Wells had looked at all ballots and recommended not taking a position on any items but would agree to consideration of this one.

Council Member Sahli-Wells expressed concern with the condition of Wesley Street between Higuera and National; discussed the Golden State Water project; and she requested an update on the issue at the next City Council meeting.

Council Member Small asserted that the Wesley Street did not appear to be code complaint.

Mayor Clarke thanked everyone involved the Strategic Planning Retreat which was a success.

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Adjournment

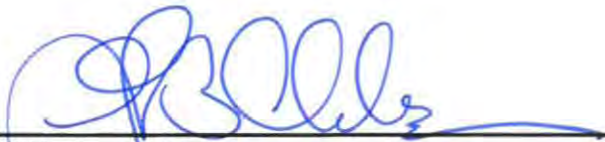
There being no further business, at 11:25 p.m., the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting.

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Jeremy Green

DEPUTY CITY CLERK of Culver City, California
EX-OFFICIO DEPUTY CLERK of the City Council and DEPUTY
SECRETARY of the Successor Agency to the Culver City
Redevelopment Agency Board, Culver City Parking Authority
Board, and Culver City Housing Authority Board
Culver City, California



JIM B. CLARKE

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