THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL

REGULAR MEETING OF THE CITY COUNCIL, CITY OF CULVER CITY, CALIFORNIA

January 23, 2012
4:00 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 4:00 p.m.

Present: Micheál O'Leary, Mayor
Christopher Armenta, Councilmember
Jeffrey Cooper, Councilmember
Andrew Weissman, Councilmember

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Closed Session

The City Council adjourned to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators
Re: 3578, 3600 Hayden Avenue, 8432, 8454, 8476, 8500 Stellar Drive, 3623 Eastham and 8439 Warner Drive
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Assistant Executive Director/ Community Development Director; Todd Tipton, Deputy Community Development Director/Redevelopment Administrator
Other Parties Negotiators: Hayden Tract Owner's Association
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations.
Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators
Re: 12337-12423 Washington Boulevard, 4061-4069 Centinela Avenue and 4064 Colonia Avenue
Agency Negotiators: John M. Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; and Murray Kane, City Special Counsel/Agency General Counsel
Other Parties Negotiators: Lab Holding LLC; Red Barn Company in partnership with Regency Centers
Under Negotiation: Price, Terms of Payment or Both, including use restrictions, development obligations and other monetary related considerations
Pursuant to Government Code Section 54956.8

CS-3 Conference with Real Property Negotiators
Re: 9814 Washington Boulevard
Agency Negotiators: John M. Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/ Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, City Special Counsel
Other Parties Negotiators: The Jazz Bakery
Under Negotiation: Both Price and Terms, including use restrictions, development obligations, and other monetary related considerations
Pursuant to Government Code Section 54956.8

CS-4 Conference with Real Property Negotiators
Re: 8600 Hayden Place and 8550 Higuera Street
Agency Negotiator: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/ Assistant Executive Director; Todd Tipton, Deputy Community Development Director/Redevelopment Administrator; and Murray Kane, Agency General Counsel/City Special Counsel
Other Parties Negotiators: Hackman Capital
Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary considerations.
Pursuant to Government Code Section 54956.8

CS-5 Conference with Real Property Negotiators
Re: 9300 Culver Boulevard
City/Agency Negotiators: John Nachbar, City Manager/ Executive Director; Sol Blumenfeld, Assistant Executive Director/Community Development Director; Todd Tipton, Deputy Community Development Director/Redevelopment Administrator
Other Parties Negotiators: Combined Properties Inc./Hudson Pacific Properties Inc.
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations.
Pursuant to Government Code Section 54956.8

CS-6 Conference with Real Property Negotiators
Re: 4044-4068 Globe Avenue
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/ Asst. Executive Director, and Murray Kane, City Special Counsel
Other Parties Negotiators: Habitat for Humanity of Greater Los Angeles
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

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Recess

The City Council recessed to Closed Session at 4:00 p.m.

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Reconvene

The City Council reconvened its meeting at 7:04 p.m. with all Councilmembers present.

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Closed Session Report

Mayor O'Leary indicated there was nothing to report out of closed session.

Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Leroy Warren.

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Presentations

Item P-1

Presentation of Certificates of Appreciation to the Participants in the Language Exchange Program

Sandy Levin provided background on the program.

The City Council presented the certificates to the students.

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Community Announcements by City Council Members/Information Items from Staff

Mayor O'Leary reported having a beer with President Barack Obama at the White House during the Conference of Mayors and he distributed White House napkins to his fellow Councilmembers.

Councilmember Cooper expressed get-well wishes to former Mayor and Councilmember Ed Wolkowitz.

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Joint Public Comment - Items Not on the Agenda

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Leroy Warren extended an invitation to the 50th Anniversary celebration of the Culver City Church of God on April 15, 2012.

Jim Shanman discussed the National Bike Summit in March in Washington D.C. to consider the state of bicycling in the country; cuts to funding; safe routes to school; Culver City representation; the Bicycle and Pedestrian Master Plan; and he requested the City Council to co-sponsor his visit to Washington D.C.

Discussion ensued between the City Council and staff regarding the process to handle the request and a suggestion that Mr. Shanman write a letter for City Council distribution and consideration.

Gary Silbiger announced Culver City Progress, the new blog he started with his son, Karlo Silbiger; he discussed contributors; recent topics covered; and he encouraged everyone to visit the site.

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Receipt of Correspondence

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

(1) City Council and Agency Board Consideration and (2) City Council Approval of a Seventh Implementation Agreement with Axis Mundi RE II, LLC, for Development of the Baldwin Site (12803-23 West Washington Boulevard).

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A SEVENTH IMPLEMENTATION AGREEMENT WITH AXIS MUNDI RE II, LLC FOR THE DEVELOPMENT OF THE BALDWIN SITE (12803-23 WEST WASHINGTON BOULEVARD); AND

2. AUTHORIZE THE CITY ATTORNEY AND CITY SPECIAL COUNSEL 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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Consent Calendar

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-5 AND C-8.

Item C-1

Meeting Minutes

THAT THE CITY COUNCIL APPROVE THE MINUTES FOR THE REGULAR MEETING OF DECEMBER 12, 2011 AS SUBMITTED.

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Item C-2

Cash Disbursements

THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR DECEMBER 31, 2011 - JANUARY 13, 2012.

Item C-3

Adoption of a Resolution of Intention to Vacate a Portion of Ocean Drive from the East Side of Overland Avenue Extending Approximately 110 Feet East to its Easterly Terminus and Setting the Matter for Public Hearing.

THAT THE CITY COUNCIL ADOPT RESOLUTION OF INTENTION NO. 2012-R004 TO VACATE A PORTION OF OCEAN DRIVE FROM THE EAST SIDE OF OVERLAND AVENUE EXTENDING APPROXIMATELY 110 FEET EAST TO ITS EASTERLY TERMINUS, AS SHOWN ON EXHIBITS "A" AND "B", AND SET A PUBLIC HEARING FOR MARCH 5, 2012.

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Item C-4

Award of a Construction Contract to STL Landscape, Inc. as the Lowest Responsive and Responsible Bidder for the Construction of the Culver City Demonstration Rain Gardens Project, P-497.

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO STL LANDSCAPE, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE CULVER CITY RAIN GARDENS PROJECT, P-497, IN THE AMOUNT OF $344,216, BASED ON ITS BASE BID; AND

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN THE AMOUNT NOT-TO-EXCEED $36,422, IF NECESSARY; 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-5

Approval of the Submission of a Grant Application through the Proposition 84 Stormwater Grant Program for the Construction of a Low Flow Diversion System.

THAT THE CITY COUNCIL:

1. APPROVE THE SUBMISSION OF A GRANT APPLICATION THROUGH THE PROPOSITION 84 STORMWATER GRANT PROGRAM; 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-8

Adoption of a Resolution Establishing the City's Medical Insurance Contribution under the Public Employees' Medical and Hospital Care Act for Safety Plan Members in the Police Management Group, Fire Management Group, and Firefighters Group, and Rescinding Resolution No's 2006- R079, 2006-R080, and 2007-R048.

THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2012-R008 ESTABLISHING THE CITY'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR EMPLOYEES IN THE CULVER CITY POLICE MANAGEMENT GROUP, AND RESCIND RESOLUTION #2007-R048; AND

2. ADOPT RESOLUTION NO. 2012-R006 ESTABLISHING THE CITY'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR EMPLOYEES IN THE CULVER CITY FIRE MANAGEMENT GROUP, AND RESCIND RESOLUTION #2006-R079; AND

Item C-8
(continued)

3. ADOPT RESOLUTION NO. 2012-R007 ESTABLISHING THE CITY'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FOR EMPLOYEES IN THE CULVER CITY FIREFIGHTERS ASSOCIATION LOCAL 1927, AFL- CIO, AND RESCIND RESOLUTION #2006-R080.

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The following Consent Calendar Items were discussed and voted on separately:

Item C-6

(1) Adoption of an Ordinance Amending the Culver City Municipal Code to Add a New Chapter 15.13 Relating to Mobile Home Park Resident Protection; and (2) Adoption of a Resolution Establishing the Fees for Processing a Relocation Impact Report Application.

Mayor O'Leary invited public participation.

The following member of the audience addressed the City Council:

Frank Campagna, Grand View Mobile Home Park Association, discussed the amount of notice given for eviction and closure of the park; tenants in the park; a request for 18 months notice; the Relocation Impact Report; concern with potential payment delays; and appreciation to the City Council for their efforts.

Councilmember Weissman discussed the length of time taken on the ordinance; opportunity for evaluation of impacts or deficiencies; concerns; and the need to move forward.

Item C-6
(continued)

Following discussion, the following motion was made:

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT ORDINANCE NO. 2011-010 AMENDING THE CULVER CITY MUNICIPAL CODE TO ADD A NEW CHAPTER 15.13 RELATING TO MOBILE HOME PARK RESIDENT PROTECTION; AND

2. ADOPT RESOLUTION NO. 2012-R005 ESTABLISHING THE FEES FOR PROCESSING A RELOCATION IMPACT REPORT APPLICATION.

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Item C-7

Approval of a Professional Services Agreement with NBS for Special Tax Consulting Services Related to the Development of a Community Facilities District for the Washington/ National Transit Oriented District.

The following members of the audience addressed the City Council:

Bill Feldman, Venice Pacific Investments, discussed community-wide improvements; the demise of redevelopment; and a suggestion to form an economic development department.

Derrick Jones, The Legato Companies, discussed their redevelopment project in the transit oriented district; expressed support for the creation of a community facilities district; the consultant; the dissolution of the redevelopment agency; the proactive role of the City in redevelopment; affordable housing and support for award of the contract.

Councilmember Weissman discussed the time, money and energy invested on the TOD site and control of the Washington/National site.

Following discussion, the following motion was made:

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH NBS FOR SPECIAL TAX CONSULTING SERVICES RELATED TO THE DEVELOPMENT OF A COMMUNITY FACILITIES DISTRICT FOR THE WASHINGTON/ NATIONAL TRANSIT ORIENTED DISTRICT IN AN AMOUNT NOT TO EXCEED $48,750; 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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Order of the Agenda

No action was taken on this item.

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Public Hearings

Item PH-1

1) PUBLIC HEARING - FOUR-FIFTHS VOTE REQUIREMENT - Waiver of Certain Bid Requirements Relative to the West Washington AIP Phase III and Phase IV Project, P-1499; and 2) Approval of the Bid Documents (Plans and Specifications) for the West Washington Area Improvement Plan, Phases III and IV.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Elaine Warner, Senior Management Analyst provided a summary of the material of record.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor O'Leary invited public comment.

There was no response.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. WAIVE CERTAIN BID REQUIREMENTS FOR THE WASHINGTON AIP PHASE III AND PHASE IV PROJECT, P-1499 RELATIVE TO: (A) THE CITY COUNCIL'S APPROVAL OF BID SPECIFICATIONS AND PLANS SUBSEQUENT TO SOLICITATION OF BIDS; (B) A SHORTENED PERIOD FOR THE REVIEW OF SPECIFICATIONS AND PLANS PRIOR TO BID SUBMITTAL FROM 10 DAYS TO 9 DAYS; AND (C) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE A CONTRACT WITH THE BIDDERS OR OTHER POTENTIAL CONTRACTORS IN THE EVENT NO BIDS ARE SUBMITTED OR THE CITY MANAGER DETERMINES THE BIDS SUBMITTED TO BE INSUFFICIENT [WAIVER OF BID REQUIREMENTS REQUIRES A FOUR-FIFTHS VOTE]; AND

2. APPROVE THE BID DOCUMENTS FOR THE WEST WASHINGTON AREA IMPROVEMENT PLAN, PHASE III AND PHASE IV PROJECT, P-1499.

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Item PH-2

(1) Consideration of the Community Development Block Grant Fund Allocation for Fiscal Year 2012/2013; (2) Adoption of a Resolution Authorizing the Filing of the Application for Funding; and (3) Approval of a Reimbursable Contract with the County of Los Angeles Concerning Culver City's Allocation.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor O'Leary invited public comment.

There was no response.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Councilmember Cooper received clarification regarding the original loan amount and the current loan balance.

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ALLOCATE FUNDING FOR THE PROPOSED FY 2012/2013 CDBG PROJECTS;

2. ADOPT RESOLUTION NO. 2012-R009 AUTHORIZING THE FILING OF THE FY 2012/2013 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS;

3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZED CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FY 2012/2013 CDBG ALLOCATION;

4. APPROVE THE CDBG REIMBURSABLE CONTRACT WITH THE COUNTY OF LOS ANGELES CONCERNING CULVER CITY'S FY 2012/2013 CDBG ALLOCATION;

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

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

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Item PH-3

Approval of the Use of Monies for Front Line Police Services as a Result of a Supplemental Law Enforcement Services Fund (SLESF) Grant Under the Citizen's Option for Public Safety (COPS) Program, Including Continued Funding of a Property Technician Position (Non-Sworn) in the Property and Forensic Unit and Creation of an Overtime-Funded Officer Task Force to Address Community Crime Prevention.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor O'Leary invited public comment.

There was no response.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE CONTINUED USE OF SLESF PROGRAM GRANT MONIES TO FUND ONE PROPERTY TECHNICIAN POSITION AND, WITH ANY REMAINING GRANT MONIES, AN OVERTIME-FUNDED TASK FORCE TO ADDRESS COMMUNITY CRIME PREVENTION.

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Joint Action Items

Item J-1

1) Consideration of Parking Fee Increases for Downtown Public Parking Facilities, Downtown On-Street Parking Meter Rate Increases and Other Changes to On-Street Parking Operations Pursuant to the Walker Parking Downtown Parking Study; and 2) Adoption of Related Resolutions.

Staff provided a summary of the material of record.

Discussion ensued between the City Council and staff regarding goals of the planned policy changes; improving efficiency and the customer experience; the economics of downtown; phasing in implementation measures; modifying parking behavior; the ability to evaluate specific elements; and concern with moving too quickly.

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Brad Hodge expressed concern with impacts on residents; overflow parking and employee parking from businesses on residential streets; inconsistency with parking limits; the opening of the Expo line; requested more uniform restrictions in the neighborhood; and preferential parking districts.

Gabe Garcia, Traffic Engineer, discussed the street Mr. Hodge lives on, noting that it is already part of a preferential parking district but requires signs.

Nydia Loya echoed the concerns of the previous speaker; noted that she was part of the Linwood Howe residential parking district; she discussed having to compete for parking; the difficulty of parking for guests; exacerbation of the issue by the new residential units; and the solution to restrict parking to residents only.

Gabe Garcia, Traffic Engineer, discussed the Linwood Howe residential parking district; restrictions to residential parking; and the need for a petition from residents to activate the district.

Cary Anderson discussed a UCLA professor who allegedly created the theories that the Walker Parking Study is based on; the residential parking district; hidden fees for permit parking; signage; hours for restricted parking; and parking meters.

Meghan Sahli-Wells, Culver City Downtown Neighborhood Association, discussed institutional memory and kept promises; free parking after the Town Plaza Expansion; length of free parking; increases to employee parking rates; communication; the objective to get people into the Ince parking structure; financial incentives; real time signage; communicating to drivers not to come into the neighborhood; difficulties scheduling a meeting with Mr. Garcia; and she requested postponing the item until the residents have a chance to understand it more clearly.

Discussion ensued between the City Council and staff regarding real time signage; turnover parking in the downtown area; the inability to prevent drivers from entering the neighborhood; signage regarding permit parking; the community meeting; incentive to park in the Ince lot; convenience; accessibility; Sunday enforcement; the number of times the item has come before the City Council; whether to eliminate two free hours of parking; monitoring and adjustments; decisions made on an ongoing basis; motives and reputation of Walker Parking consultants; and whether current rates are below market.

Further discussion ensued regarding the structural deficit; cost of the Walker Parking study; the importance of simultaneous action on permit parking, enforcement, and rate changes; recognizing the unique nature of the downtown area; the importance of moving forward; increasing parking meter rates; the length of time for free parking; advertising the rate changes; enforcement; evaluating the changes; additional changes suggested by the consultants; implementing changes incrementally; the ability to reverse actions if they prove problematic; the study as a true reflection of the City's parking situation; preventing the movement of parking into neighborhoods; revenue generation; new parking enforcement technologies; support for one-hour free parking at all structures; revisions to the original recommendation; revenue projection; turn over at different locations; usage patterns; and validation systems.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2012-R010 IMPLEMENTING FEE CHANGES TO PUBLIC PARKING FACILITIES IN THE DOWNTOWN COMMERCIAL ZONE:

A. AT THE WATSEKA AND CARDIFF PARKING STRUCTURES, ELIMINATE THE TWO HOURS FREE PARKING PERIOD AND INSTITUTE A $1.00 PER HOUR FEE UP TO THE CURRENT $8.00 PER DAY MAXIMUM;

B. AT THE INCE PARKING STRUCTURE, ELIMINATE THE TWO HOURS FREE PARKING PERIOD AND INSTITUTE A ONE-HOUR FREE PARKING AND $0.50 PER HOUR FEE THEREAFTER, UP TO THE CURRENT $8.00 PER DAY MAXIMUM;

C. ELIMINATE "ADDITIONAL TWO-HOUR FREE" PARKING WITH A PACIFIC 12 THEATER VALIDATION AND SUBSTITUTE WITH A MAXIMUM CHARGE OF $2.50; AND

D. AT THE CANFIELD PARKING LOT, AND THE CARDIFF AND WATSEKA PARKING STRUCTURES, INCREASE THE MONTHLY EMPLOYEE PARKING RATE BY $10.00; AND

2. AUTHORIZE THE ISSUANCE OF UP TO TWO FREE RESIDENTIAL PREFERENTIAL PARKING PERMITS TO THE LINWOOD HOWE RESIDENTIAL PARKING DISTRICT, CONSISTENT WITH THE CONDITIONS OF APPROVAL FOR THE TOWN PLAZA DEVELOPMENT.

Councilmember Armenta moved to authorize parking fee increases for the Canfield Parking Lot, and the Ince and Watseka Parking Structures. Mayor O'Leary seconded the motion.

Discussion ensued between the City Council and staff regarding the one-hour of free parking provided; jurisdiction over the Cardiff Parking structure; confusion with the numerous agendas; whether to reconsider the previous motion; financial impacts; concern with an impasse; and postponing the item to provide time for a fiscal analysis.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECONSIDER THE PREVIOUS MOTION PASSED REGARDING THE IMPLEMENTATION OF FEE CHANGES.

Staff agreed to return on February 6, 2012 with additional fiscal analysis regarding one-hour parking.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2012-R011 REGARDING ON-STREET PARKING METERS IN THE DOWNTOWN COMMERCIAL ZONE:

A. EXTENDING PARKING METER ENFORCEMENT TO 11PM; AND

B. EXTENDING PARKING METER ENFORCEMENT TO INCLUDE SUNDAYS; AND

C. SETTING PARKING METER RATES AT $0.50 ABOVE HIGHEST PARKING STRUCTURE HOURLY RATE, WHICH WOULD BE $1.50, IF THE RECOMMENDED FEE CHANGES FOR THE STRUCTURES ARE APPROVED; AND

D. SETTING A GOAL OF 85% PEAK-PERIOD ON-STREET PARKING METER OCCUPANCY IN DOWNTOWN COMMERCIAL ZONE; AND

2. AUTHORIZE THE ISSUANCE OF UP TO TWO FREE RESIDENTIAL PREFERENTIAL PARKING PERMITS TO THE LINWOOD HOWE RESIDENTIAL PARKING DISTRICT, CONSISTENT WITH THE CONDITIONS OF APPROVAL FOR THE TOWN PLAZA DEVELOPMENT.

Martin Cole, Assistant City Manager/City Clerk, discussed public notification, indicating that this will serve as the public notice that the item would appear on the agenda on February 6, 2012.

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Item J-2

(1) City Council and Parking Authority Board Consideration and (2) City Council Direction Regarding a Parking Enforcement Report Including Recommendations to Accommodate the Implementation of the Walker Parking Study with a Recommended 18-month Pilot Enforcement Program and Other Considerations.

Staff provided a summary of the material of record.

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Cary Anderson discussed contracting out parking enforcement; practices of other cities; increasing efficiencies; costs savings; digital chalking; enforcing two-hour meters; turn over and occupancy.

Discussion ensued between the City Council and staff regarding information storage on permit parking users; feasibility of transitioning new technologies at the current time; reliable automated enforcement; databases; positioning the City to progress to automated enforcement; implications of additional personnel across the City; additional resources for enforcement throughout the City; split shifts; other duties of parking enforcement officers; reevaluation after 18 months; clarification that parking enforcement officers are considered civilian personnel; costs discrepancies; and technological opportunities.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. CONSIDER A PARKING ENFORCEMENT REPORT INCLUDING RECOMMENDATIONS TO ACCOMMODATE THE IMPLEMENTATION OF THE WALKER PARKING STUDY WITH A RECOMMENDED 18-MONTH PILOT ENFORCEMENT PROGRAM AND OTHER CONSIDERATIONS; AND

2. ADOPT AN EIGHTEEN MONTH SUPPLEMENTAL PARKING ENFORCEMENT PILOT PROGRAM THAT WOULD INCLUDE THE FOLLOWING FUNDING REQUIREMENTS:

- $167,480 FOR TWO FULL-TIME PARKING ENFORCEMENT OFFICERS
- $126,664 FOR TWO FULL-TIME COMMUNITY SERVICE OFFICERS, TWO HANDHELD RADIOS, AND SIX COIN VAULTS
- $20,000 FOR FOUR HANDHELD RADIOS
- $3,900 FOR SIX COIN VAULTS
- $25,000 FOR ONE TRUCK; AND

3. DIRECT THE CITY MANAGER TO INCLUDE APPROPRIATE BUDGET AMENDMENTS AS PART OF THE MID-YEAR BUDGET REVIEW SCHEDULED FOR FEBRUARY, 2012.

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Item J-3

Consideration of (1) a Conceptual Proposal by Boulevard Music to Produce a Musical Event in Lieu of the 2012 Culver City Music Festival; and (2) a Conceptual Proposal for the City to Produce a 2012 Summer Concert and (3) Direct the City Manager as Deemed Appropriate.

Susan Obrow, Performing Arts and Special Events Coordinator, introduced the item.

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Karlo Silbiger discussed community fundraising and how Santa Monica handles their concerts; he suggested that the City Council consider some level of support for the festival; he expressed support for maintaining the current date and location; he discussed Sacramento; priorities; essential services; and cuts rather than elimination.

Ronnie Jayne pointed out that it was not an all or nothing proposition; she discussed bringing some music to the City; partial City funding; individual donations; a concert to fund the next year; details for Gary Mandell's proposition; waived fees; City purview; and what kind of concerts would be put on.

Gary Silbiger discussed saving the concerts rather than getting rid of them; he suggested forming a committee to look for money to fund arts, music and culture in the City; and he discussed the Tea Party.

Cary Anderson discussed the unofficial moratorium on parking enforcement in the neighborhood during the concert series; expressed disappointment that the City was keeping with the same old system; suggested that the City discontinue special treatment; and he felt that true enforcement would result in enough revenue to fund the concerts.

Meghan Sahli-Wells expressed support for finding a way to fund the series; discussed City support in the amount of $5,000; a suggestion to have five concerts in August; sponsorships; the role of the Cultural Affairs Foundation; the ability to accept individual donations; partner organizations; regional support for the series; pledges; and working together to save the series.

Gary Mandell, Boulevard Music suggested expanding his Boulevard Music Festival; offered his services for free; discussed sponsors that he has brought forward; expanding sponsors; and City funding and sponsorship.

Michelle Bernardin, Cultural Affairs Commissioner acknowledged the difficult redevelopment issue; discussed the agreement to allow the use of the City Hall courtyard; and suggested opening up the process to an RFP.

Alice Prasad, Associate Analyst, read a written comment submitted by:

Marla Koosed

Discussion ensued between the City Council and staff regarding accommodating a true community event; timing; the ad hoc Music Festival subcommittee; General Fund support versus community support; opportunities to maintain the summer music festival; the City's financial position; community outreach; and contributions.

At this time, Gary Mandell, Boulevard Music, responded to questions from Councilmember Cooper regarding the type of music for the potential four-concert series; conversations with artists about accepting a reduced fee; time necessary for booking; sufficient time to find sponsorships; and the importance of keeping the music series intact.

Discussion ensued between the City Council and staff regarding money appropriated in the Redevelopment Agency fund for concerts; recommendations regarding funding and funding alternatives; impacts of legislative actions; clarification that as of February 1, 2012, funding will no longer be available; clarification that Mr. Mandell's proposal does not require funding other than the use of the courtyard and minimal in-kind services; and the General Fund and budget amendments.

Discussion continued between the City Council, staff and Gary Mandell regarding seed money to get the program started; costs associated with mounting the music festival; a suggestion to steam clean the City Hall courtyard at the end of the series rather than after each concert; subcommittee planning for next season; sponsorships for the future; working to ensure this season continues; current sponsorships; the City Council discretionary fund; fiscal responsibility; clarification that Boulevard Music could act as a larger sponsor this year; the importance of in-kind services; making use of volunteers to save money; clarification that with the proposed scenario, Mr. Mandell would assume more creative control; the donated stage; after concert clean-up; past sponsorship funds; measuring the success of the concert series; matching funds; next steps in the process; a request for help from Congresswoman Karen Bass; how far funding can go; the amount necessary to put on each concert; and a request that the City's name be incorporated into the name of the festival.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. CONSIDER THE CONCEPTUAL PROPOSAL MADE BY MR. GARY MANDELL TO PRODUCE AN ALTERNATIVE MUSICAL EVENT IN PLACE OF THE CULVER CITY MUSIC FESTIVAL FOR 2012; AND

2. IN THE CASE THE CITY COUNCIL SUPPORTS THE CONCEPT, DIRECT THE CITY MANAGER TO ENTER INTO FORMAL DISCUSSION WITH MR. MANDELL TO DEVELOP A MEMORANDUM OF UNDERSTANDING FOR CONSIDERATION BY THE CITY COUNCIL IN FEBRUARY, 2012.

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Action Items

Item A-1

Receipt and Filing of the Information Related to the City's Intention to Provide Additional Service Credit for Local Miscellaneous Members of the California Public Employees Retirement System.

John Nachbar, City Manager, discussed unknown financial impacts; the pressing need to reduce the size of the organization; reorganization and the motivation behind the early retirement incentive.

Serena Wright, Human Resources Director, provided a summary of the material of record.

Mayor O'Leary invited public comment.

There was no response.

Discussion ensued between the City Council and staff regarding the age of employees qualifying for early retirement; the structural deficit; an estimate of how many employees might accept the early retirement incentive; the human implications of the elimination of redevelopment; concern with potential service reductions; what happens on February 1, 2012; Assembly Bill 26; a core Redevelopment staff for a period of time to wind down the Redevelopment Agency; available funds for Housing staff; economic development efforts; staff allocation and vacancies.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE REPORT.

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Item A-2

Consideration of City Sponsorship of the Westdoc Conference and Approval of Memorandum of Understanding Related thereto.

Mayor O'Leary invited public comment.

No speakers came forward.

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. DETERMINE THAT THE CRITERIA IN CITY COUNCIL POLICY STATEMENT 2008-01 HAVE BEEN MET AND DESIGNATE THE WESTDOC CONFERENCE 2012 AS A CITY SPONSORED EVENT CONTINGENT UPON THE CULVER HOTEL, THE PACIFIC THEATERS, AND OTHER EVENT SPONSORS AGREEING TO IDENTIFY THE CITY IN THEIR PROMOTIONAL ACTIVITIES AND DOCUMENTS AS A SPONSOR OF THE EVENT AND APPROVE A MOU RELATED THERETO; 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 A-3

Adoption of a Resolution Establishing a Citywide Valet Parking Program and Related Procedures, Regulations and Fees and Rescinding Resolution No. 2009-R052.

Mayor O'Leary invited public comment.

There was no response.

Gabe Garcia, Traffic Engineer, provided corrections to Exhibit B in the staff report and agreed to provide corrected copies to the City Council.

Discussion ensued between the City Council and staff regarding valet parking; options for businesses outside of the downtown area; concern with intrusion into neighborhood parking; special event valet parking permits; business lots; establishing where valet parking will be located; valet parking agreements with the City; prohibition of the public use of the right of way for valet parking; contracting private lots to accommodate valet parking; and temporary parking permits.

Discussion continued regarding consequences of violating conditions; concern with enforcement; dedicated parking areas; initiation of this item as a result of a request from one restaurant; City Council consideration on a case by case basis; compliance with conditions of approval; doing a test run; issues with art gallery showings; copies of fully executed agreements; application requirements; a request that the property owner be required to notice the City if the valet owner loses the right to park in the parking lot; appropriate mechanisms for ongoing issues; The Corner Door Restaurant; approval of a single project as a test; and re-evaluation.

The following members of the audience addressed the City Council:

Todd Jerry, The Corner Door, discussed their work with the City on the restaurant; reducing the amount of parking into the neighborhood; and the absence of a City-wide valet program.

Steven Rose, Culver City Chamber of Commerce, felt that a City-wide program would alleviate issues in the neighborhoods.

Discussion ensued between the City Council and staff regarding existing businesses; concern with using the downtown template for the rest of the City; testing new businesses with regard to valet parking; criteria for valet programs; and a question as to the urgency of the matter.

Mayor O'Leary proposed a motion to enact the new ordinance for existing restaurants with new restaurants to be considered on a case by case basis. Councilmember Cooper expressed support for the motion.

Further discussion ensued regarding clarification that the item before the City Council is a resolution; the definition of an existing restaurant; the reason for differentiating between existing restaurants and new restaurants; and the need for valet programs for existing restaurants in the City.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE REQUEST OF THE CORNER DOOR RESTAURANT FOR THE VALET SERVICE PROGRAM SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE STAFF REPORT.

Mayor O'Leary moved to proceed with the resolution for existing restaurants only. The motion died for lack of a second.

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY COUNCILMEMBER COOPER, THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2012-R012 ESTABLISHING CITYWIDE VALET PARKING PROGRAM PROCEDURES AND REGULATIONS AND PROGRAM FEES SUBJECT TO AGREED UPON CORRECTIONS AND CHANGES.

AYES:	Councilmembers Cooper, Weissman, O'Leary
NOES:	Councilmember Armenta
ABSTAIN:	None
ABSENT:	None

Martin Cole, Assistant City Manager/ City Clerk, received clarification that the City Council agreed that applications can have a draft agreement but before the actual permit is issued, they have to be fully executed.

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Public Comment for Items Not On the Agenda (Continued)

Mayor O'Leary invited public participation.

The following member of the audience addressed the City Council:

Goren Eriksson, Culver City Chamber of Commerce, discussed their efforts on SB 659 and he extended an invitation to attend a breakfast meeting on February 2, 2012 at Courtyard by Marriott to discuss issues.

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Items from the City Council

Items Presented by Councilmember Cooper:

- Thanked the Culver City Chamber of Commerce and State Senator Curren Price for their efforts.

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Adjournment

There being no further business, at 11:23 p.m., the City Council adjourned its meeting to a meeting to be held on January 30, 2012.

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Ela Valladares
DEPUTY CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council, City of Culver City, California

APPROVED ______________________________

MICHEÁL O'LEARY
MAYOR of the City of Culver City, California