THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL

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

September 12, 2011
5:30 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 5:30 p.m.

Present: Micheál O'Leary, Mayor
D. Scott Malsin, Vice 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 Legal Counsel – Existing Litigation
Re: FEI Enterprises, Inc. v. City of Culver City, et al.
Case No. BC437130
Pursuant to Government Code Section 54956.9(a)

CS-2 Conference with Real Property Negotiators
Re: 8926 Venice Boulevard
City Negotiators: John Nachbar, City Manager, Sol Blumenfeld Community Development Director, Todd Tipton, Redevelopment Administrator, Murray Kane, City Special Counsel
Other Parties Negotiator: David Knepprath
Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary related considerations.
Pursuant of Government Code Section 54956.8

CS-3 Conference with Labor Negotiators
City designated representatives: City Manager John Nachbar; Director of Human Resources Serena Wright
Employee Organization: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Fire Fighters Association; Culver City Police Management Group; Culver City Fire Management Association
Pursuant to Government Code Section 54957.6

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Recess

The City Council recessed to Closed Session at 5:30 p.m.

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Reconvene

The City Council reconvened its meeting at 7:00 p.m. with all Councilmembers present.

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Invocation/Pledge of Allegiance

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

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Closed Session Report

Mayor O'Leary indicated there was nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Councilmember Malsin announced the IndieCade Festival from October 6-9, 2011 sponsored by the City and the Redevelopment Agency and he discussed the public art component of the event.

Mayor O'Leary announced "Made in Culver City" event on September 17, 2011 in the City Hall Courtyard.

Christine Parra, Culver City Fire Department, reported that September was National Preparedness Month and encouraged everyone to participate and examine their own readiness plans for emergencies.

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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:

Sophia Cesar announced a fundraiser for victims of the Japanese earthquake at Royal T.

Joy Feuer, founder of Art from the Ashes, invited everyone to attend an exhibition at Royal T on September 17, 2011 to benefit the Japan Society Earthquake Relief Fund.

Daniel O'Brien announced a major fundraising campaign by the Culver City Education Foundation (CCEF) and indicated that more information was available on the CCEF website.

Responding to an inquiry from Councilmember Malsin, Mr. O'Brien discussed donating directly to the school versus donating to CCEF; what funds would be used for; and ways to donate.

Jay Shery, Culver City Exchange Club, thanked City staff for their help with the plaque program in City Hall.

Cary Anderson provided a presentation on people behaving badly on bicycles.

Public Comment
(continued)

Bonifacio Bravo requested assistance from the City with concerns regarding large parties held by his neighbors.

Robert Zirgulis, Culver City School Board candidate, expressed support for goals of the Culver City Education Foundation and discussed his efforts to secure City Council endorsement for Proposition 1481: the Oil Tax Initiative to Help Education.

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Receipt of Correspondence

No action was taken on this item.

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Joint Consent Calendar

Item JC-1

(1) City Council Approval of a Financial Contribution Agreement and (2) City Council and Agency Board Approval of (a) a License Agreement Related to Construction of Temporary Parking Spaces, (b) a License Agreement for Use, Operation, Maintenance, and Repair of Temporary Parking Spaces, (c) an Option Agreement for Perpetual Easement, and (d) a Perpetual Easement Agreement related to the Expo Light Rail Project and the Washington/National Transit Oriented Development.

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

1. APPROVE A FINANCIAL CONTRIBUTION AGREEMENT; AND,

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

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

Item JC-1
(continued)

MOVED BY COUNCILMEBMER MALSIN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE (A) A LICENSE AGREEMENT RELATED TO CONSTRUCTION OF TEMPORARY PARKING SPACES, (B) A LICENSE AGREEMENT FOR USE, OPERATION, MAINTENANCE, AND REPAIR OF TEMPORARY PARKING SPACES, (C) AN OPTION AGREEMENT FOR PERPETUAL EASEMENT, AND (D) A PERPETUAL EASEMENT AGREEMENT.

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

3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND AGENCY, RESPECTIVELY.

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Consent Calendar

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCIL MEMBER COOPER, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-7.

Item C-1

Meeting Minutes

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE REGULAR MEETING OF AUGUST 22, 2011 AS SUBMITTED.

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Item C-2

Cash Disbursements

THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR AUGUST 13, 2011 TO SEPTEMBER 2, 2011.

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Item C-3

Award of a Contract to Structural Group, Inc. for the Culver City Transfer Station Tipping Floor Repair Project, P-948.

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO STRUCTURAL GROUP, INC. IN THE AMOUNT OF $125,000 FOR CONSTRUCTION OF THE CULVER CITY TRANSFER STATION TIPPING FLOOR REPAIR PROJECT, P-948; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, IF NECESSARY, IN AN AMOUNT NOT TO EXCEED $25,000 (20%); AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND, AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

Award of a Contract to Palp, Inc. dba Excel Paving Company, as the Lowest Responsive and Responsible Bidder, for the Construction of the 2011 Pavement Overlay Project, Phase 2, P-863, P-903.

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO PALP, INC. DBA EXCEL PAVING COMPANY, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE 2011 PAVEMENT OVERLAY PROJECT, PHASE 2, P-863, P-903, IN THE AMOUNT OF $574,432, BASED ON ITS BASE BID; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO INCREASE THE CONSTRUCTION CONTRACT WITH PALP, INC. DBA EXCEL PAVING COMPANY IN AN AMOUNT NOT TO EXCEED $143,608 (25% OF BASE BID) FOR ADDITIONAL STREET RESURFACING; AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN THE AMOUNT NOT-TO-EXCEED $74,804, 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-5

(1) Approval to Purchase and Install Replacement Parts for the Emergency Notification System and the Sewer Flow Monitoring System (ENS/SFMS); and (2) Approval of an Amendment to Utility Systems, Science and Software Incorporated Existing Professional Services Agreement; and (3) Approval of a Budget Amendment Related Thereto.

THAT THE CITY COUNCIL:

1. APPROVE A BUDGET AMENDMENT APPROPRIATING $405,735 FROM THE SEWER ENTERPRISE FUND; AND,

2. APPROVE THE PURCHASE OF PARTS AND SERVICES FOR THE ENS/SFMS, FOR A NOT-TO-EXCEED AMOUNT OF $303,931; AND,

3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH UTILITY SYSTEMS, SCIENCE, AND SOFTWARE, INC., FOR A NOT-TO-EXCEED AMOUNT OF $101,805; 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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September 12, 2011

Item C-6

(1) Approval of a Budget Amendment and (2) Approval of an Amendment to the Existing Professional Services Agreement with Willdan Engineering for Construction Management and Inspection Services for the Sepulveda Boulevard Widening Project (Green Valley Circle to Playa Street/Jefferson Boulevard), P-881.

THAT THE CITY COUNCIL:

1. APPROVE A BUDGET AMENDMENT TO (1) ACCEPT THE GRANT FUNDS IN THE AMOUNT OF $1,621,000 AND (2) APPROPRIATE $1,621,000 INTO 42300881 (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE); AND

2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN IN THE AMOUNT OF $161,339 FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE CONSTRUCTION OF THE SEPULVEDA BOULEVARD WIDENING PROJECT (GREEN VALLEY CIRCLE TO PLAYA STREET /JEFFERSON BOULEVARD), P-881; 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-7

(1) Acceptance of Work Performed by Houston & Harris PCS, Inc., (2) Authorization to File a Notice of Completion and (3) Authorization to Release the Retention Payment after Expiration of the 35-Day Lien Period, for the Sewer Main CCTV and Condition Assessment (Phase I) Project, P-230.

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY THE CONTRACTOR, HOUSTON & HARRIS PCS, INC., FOR THE SEWER MAIN CCTV AND CONDITION ASSESSMENT (PHASE I) PROJECT, P-230; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER'S OFFICE FOR RECORDATION; AND,

3. AUTHORIZE THE RELEASE OF $22,818 IN RETENTION FUNDS TO HOUSTON & HARRIS PCS, INC. FOLLOWING THE EXPIRATION OF THE THIRTY-FIVE DAY LIEN PERIOD.

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Public Hearings

Item PH-1

Adoption of a Resolution Approving the Issuance of Tax Exempt Bonds by California Municipal Finance Authority for The HELP Group to Refund Existing Debt.

Staff provided a summary of the material of record.

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

Councilmember Malsin received clarification that the City has no liability or responsibility but is simply being asked to approve the issuance of the bonds.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE PUBLIC HEARING BE OPENED.

Mayor O'Leary invited public participation.

There was no response.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE PUBLIC HEARING BE CLOSED.

Councilmember Malsin requested that staff present the designs for the streetscape improvement to the Help Group to gain their interest and support.

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

1. ADOPT RESOLUTION NO. 2011-R078 APPROVING THE ISSUANCE OF REVENUE BONDS BY THE AUTHORITY FOR THE PURPOSE OF FINANCING AND REFINANCING FACILITIES FOR NEW SCHOOL FOR CHILD DEVELOPMENT, PROJECT SIX, SUMMIT VIEW SCHOOL, THE HELP GROUP CHILD AND FAMILY CENTER AND THE HELP GROUP WEST (COLLECTIVELY DOING BUSINESS AS THE HELP GROUP); 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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Joint Action Item

Item JA-1

Receive and File a Report Outlining the Process for Selecting a Developer for 9300 Culver Boulevard.

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

Mayor O'Leary received clarification regarding the presentation, questions from the audience, and prepared presentation boards.

Mayor O'Leary invited public participation.

The following member of the audience addressed the City Council:

Cary Anderson discussed developers; entitlement consistency; thinking outside the box; meeting redevelopment goals; and putting housing on the site.

Discussion ensued between the City Council and staff regarding the entitlement process; environmental clearance and project development permit issues; development proposals; fulfilling the entitlement obligation; clarification that no proposals were received for mixed use; and clarification that if an appropriate proposal is not received, the process can start over again.

Alice Prasad, Associate Analyst, read written comments submitted by:

George Young

Item JA-1
(continued)

Further discussion ensued between the City Council and staff regarding Redevelopment Agency obligations; criteria; project ownership and management; the amount of anticipated revenue generation for the City; retention of ownership; experience in tenanting; developer rankings; project presentations; financial strength of the developer; and tenants.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THIS REPORT OUTLINING THE PROCESS TO SELECT A PARCEL B DEVELOPER.

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Action Items

Item A-1

Consideration of Creating, Providing a Charge and Target Return Date, and Appointing Two Council Members to an Ad-Hoc Subcommittee on Drafting the Argument in Favor/Rebuttal to Argument Against a Measure to Increase the City’s Transient Occupancy (Hotel) Tax.

Martin Cole, Assistant City Manager/City Clerk clarified that resolutions would be considered by the City Council on in October 2011, and the election would be held in April 2012.

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:

1. CREATE AN AD HOC SUBCOMMITTEE TO DRAFT THE ARGUMENT IN FAVOR OF, AND REBUTTAL TO ARGUMENT AGAINST, A MEASURE TO INCREASE THE CITY’S TRANSIENT OCCUPANCY (HOTEL) TAX; AND,

2. CONSIDER THE SPECIFIC CHARGE AND TARGET DATE FOR THE AD HOC SUBCOMMITTEE TO RETURN TO THE CITY COUNCIL WITH ITS RECOMMENDATIONS (IF DESIRED); AND,

3. CREATE THE AD HOC SUBCOMMITTEE ON DRAFTING THE ARGUMENT IN FAVOR OF, AND REBUTTAL TO ARGUMENT AGAINST, AN INCREASE IN THE CITY’S TRANSIENT OCCUPANCY (HOTEL) TAX; AND,

4. APPOINT MAYOR O’LEARY AND VICE MAYOR MALSIN TO THE AD HOC SUBCOMMITTEE; AND,

5B. DETERMINE THE CHARGE OF THE AD HOC SUBCOMMITTEE TO BE THE DRAFTING OF THE ARGUMENT IN FAVOR OF, AND REBUTTAL ARGUMENT AGAINST (IF NECESSARY) THE MEASURE AND DIRECT THE SUBCOMMITTEE TO SUBMIT SUCH DRAFT ARGUMENT(S) TO THE CITY COUNCIL NO LATER THAN OCTOBER 24, 2011 (FOR THE ARGUMENT IN FAVOR) AND NOVEMBER 14, 2011 (FOR THE REBUTTAL ARGUMENT AGAINST) AT WHICH TIME THE CITY COUNCIL CONSIDERS THE WORK OF THE SUBCOMMITTEE IT SHALL ALSO CONSIDER DISSOLUTION OF THE SUBCOMMITTEE.

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Item A-2

Consideration of 1) Introduction of an Ordinance Amending the Culver City Municipal Code to Add a New Chapter 15.13 Relating to Mobile Home Park Resident Protection; or 2) Direction to Staff to Prepare a Draft “No-Closure” Covenant.

Staff provided a summary of the material of record.

Heather Baker, Assistant City Attorney, indicated that copies of correspondence from legal representatives for Mr. Matsuoka were available to the public.

Councilmember Weissman indicated that he had many questions regarding applicability; income requirements; affordability; adequate mitigation of adverse impacts; eligibility of new owners; relocation assistance benefits; interests acquired after the initial application was made; examples of monetary or non-monetary benefits; vacant use; change of use; closure; prospective new residents; relocation specialists; extension requests; clarification that closure or relocation would not be approved until all benefits are paid; language regarding conditions of approval; clarifying financial hardship; alternative relocation benefits; forfeiture of rights; and specified eligible occupants.

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Frank Campagna, Grandview Mobile Home Park Neighborhood Association, asserted that none of the mobile home owners in the park wanted to see it closed at any time; he noted that the ordinance was not an attempt to receive invalid benefits but was rather a plea for protection in the event of a park closure; he discussed instituting a covenant not to close the park for a given length of time; expressed support for the passage of an ordinance to protect the residents; discussed basic human rights and the rights of business owners; the effect of a park closure on mobile home occupants; quality of life; responsibilities of business owners; and he asked for help with the minimum time of notice.

Yolanda Phelps expressed concern with the ordinance and asked for protection from the City to allow her to continue living in her home.

Cecilia Kurtz indicated that it had been a long, difficult, emotional situation for the mobile home residents and the terminology used in the ordinance and covenant was difficult to understand; she discussed the insecurity that the residents have to live with; and she indicated that they wanted to be able to stay in their homes.

Susan E. Bourland reported being on a fixed income, noted that she would be on the street if the mobile home park were to be closed; she indicated that she bought the mobile home with the understanding that she would be able to stay there forever; and she asked the City Council to consider that they need a place to live.

Sherri D. Hodge noted that many had signed the petition allowing them to listen to the owners to see if they can create a covenant to assist them and she thanked the City Council and staff for their attempt to help them with the ordinance and for putting energy into the project.

Michael Goodman thanked the City for their help; read a statement from Roy Matsuoka, the owner of the Grandview Mobile Home Park; he commented that an alternative to the proposed ordinance was a no closure covenant option to protect all interests for the next three years to allow enough time for everyone to tailor and personalize agreements; he felt the proposed ordinance would de-value the land; discussed a proposed offsetting density bonus; noted the commitment of the owner to the safety and well-being of residents; he strongly urged the City Council to forego enactment of the ordinance as drafted and instead to pursue the no closure covenant as an option; and he cited comments made by speakers as an indicator that people do not fully understand the ordinance and he felt that matter should be considered further.

Terry Dowdall, a property rights lawyer, discussed procedural issues; issuing a 12-month intent to close or change use; the Relocation Impact Report; relocation entitlement; the 60 day notice of termination of tenancy; requirements when a park owner is going out of business; changes of use when permits are required for development; he discussed issues with the ordinance; the use evaluation; cited value; change of title and the title report; the experience of the City of Thousand Oaks; and he asked staff to reevaluate the item.

Alice Prasad, Associate Analyst, read written comments submitted by:

Christopher White

Item A-2
(continued)

Discussion ensued between the City Council and staff regarding the genesis of the ordinance idea; rights of the mobile home park owners; providing greater certainty and financial assistance to residents; building in the value of the property; respect for the rights of both parties; clarification that mobile home park dwellers have a financial stake in the dwelling; protecting resident investments; exploration of a future zoning amendment to create an overlay to provide additional density to support the increased compensation required by the ordinance; language regarding eligibility; Huntington Beach ordinance versus Thousand Oaks ordinance; enforceability of the covenant versus the ordinance; involvement of consultants; clarification that staff believes in the validity of the proposed ordinance; recourse for residents against violations of the covenant; satisfying concerns; defining rights and responsibilities of both parties; the potential overlay zone; and providing additional clarity that is lacking from the state legislation.

Martin Cole, Assistant City Manager/City Clerk, suggested that the City Council move on to Action Item A-3 to allow staff time to gather additional information for the City Council.

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Item A-3

Approval to Close Portions of City Streets in the Downtown Area, and a Segment of Washington Boulevard between Culver Boulevard and Overland Avenue, for the ‘2011 Step Out: Walk to Fight Diabetes 5-K Walk’ Organized by the American Diabetes Association; and Direct that Parking Enforcement occur Only on Streets that Have Existing Permit or Time Limit Parking Restrictions.

Gabe Garcia, Traffic Engineer, provided a summary of the material of record and clarified that the closure would only extend to Overland Avenue.

Mayor O’Leary invited public comment.

The following member of the audience addressed the City Council:

Cary Anderson alleged that the Downtown neighborhood was not notified about the item; discussed violations that occurred at previous events; and he expressed concern with enforcement.

Councilmember Cooper received clarification regarding the route and noise concerns.

At this time, an American Diabetes Association representative discussed the potential for noise in the neighborhood and previous locations.

Discussion ensued between the City Council and staff regarding the event as a potential economic stimulus for the Downtown area; advertising; proposed conditions for approval; consequences for violations; a suggestion to require a deposit for the event; clarification on the route and street crossings; water stations; the number of participants; police officers hired for the event; clarification on procedures for special event processing; and a request to change the start time of the event.

At this time, Michelle Wolf, American Diabetes Association, addressed the City Council. She felt that it could be difficult to change the time as publicity for the event had already begun; she indicated that participants could be emailed and asked not to park in the residential areas; and she suggested that participants could be encouraged to arrive early to register and arrivals could be staggered.

Following discussion, the following motion was made:

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

1. APPROVE THE CLOSURE OF PORTIONS OF CITY STREETS IN THE DOWNTOWN AREA, AND A SEGMENT OF WASHINGTON BOULEVARD, BETWEEN DOWNTOWN AND ELENDA STREET.

2. DIRECT THAT PARKING ENFORCEMENT OCCUR ON CITY STREETS THAT HAVE EXISTING PERMIT OR TIME LIMIT PARKING RESTRICTIONS FOR THE EVENT.

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Recess

The City Council recessed its meeting at 9:30 p.m.

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Reconvene

The City Council reconvened its meeting at 9:40 p.m. with all Councilmembers present.

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Martin Cole, Assistant City Manager/City Clerk, reported that staff was prepared to address several questions but that the item would need to return to the City Council at a later date.

Staff provided follow-up information to questions posed previously by City Council regarding needs based criteria; applicability of relocation benefits; assistance levels; the Relocation Impact Report; assessing and addressing adverse impacts; criteria for determining adequate mitigation; applicability of the ordinance; exemptions from providing relocation assistance benefits; advising prospective purchasers; the issue of vacant use; clarification that the City selects the consultant with the applicant bearing the expense; posting of notices; the percentage of eligible occupants assisted; issuance of building permits; the ability to add conditions of approval; financial hardship; security deposits; alternative benefits; forfeiture of rights; public comment; notice requirements for termination of tenancy; the difference between 100% written agreements versus specified eligible occupants; the length of notice for termination of tenancy; and the Superior Court decision regarding the City of Thousand Oaks.

Discussion ensued between the City Council and staff regarding relocation benefits; concern with forfeiture of rights; providing alternatives to the owner; staff agreement to provide information to the City Council on an overlay zone or density bonus; City notification; a suggestion to give priority to displaced residents for affordable housing in the City; support for extending the period of time for notice from 12 months to 18 months; protecting the well-being of the residents in the mobile home park; relocation claims for mobile home owners who do not actually live there; title information; clarification on eligible occupants; procedures for extending the time period for notification; other liens on the units themselves; and a request for staff to provide a timeline for filing periods and waiting periods.

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Public Comment for Items Not on the Agenda – continued.

Mayor O'Leary invited public participation.

There was no response.

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Items from the City Council

Items Presented by Councilmember Cooper:

- Referenced a previous request to agendize a discussion regarding naming the Senior Center in honor of Albert and Ursula Vera and asked about forming an ad hoc committee to address amending a policy regarding naming of public places to expedite the process.

  Martin Cole, Assistant City Manager/City Clerk, clarified that alternatives could be agendized for discussion including an amendment to the policy.

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Items Presented by Councilmember Malsin:

- Received consensus to issue a commendation to Richard Brundo for chairing the Fourth of July Committee for 39 years.

- Discussed the transformation of the west side of the City with the installation of trees on the medians and landscaping.

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Items Presented by Mayor O'Leary:

- Reported attending a League of California Cities meeting and receiving advice from redevelopment consultants regarding the status of redevelopment agencies where he inquired into the level of protections that the City has. They suggested that the filing of an amicus would be a good move for the City and another suggestion regarding asset management was to look into refinancing.

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Added Item

Martin Cole, Assistant City Manager/ City Clerk, discussed the schedule of meetings for the remainder of 2011.

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Adjournment

There being no further business, at 10:19 p.m., the City Council adjourned its meeting to a meeting to be held on September 26, 2011.

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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