THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL

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

May 23, 2011
5:00 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 5:00 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 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

CS-2 Conference with Legal Counsel - Existing Litigation
Re: Community Health Councils, Inc., City of Culver City, et al., v. County of Los Angeles
Case No. BS118018 (Re County Community Standards District for Oil Drilling Operations)
Pursuant to Government Code Section 54956.9(a)

CS-3 Conference with Legal Counsel – Anticipated Litigation
Re: Significant Exposure to Litigation – (2 items)
Pursuant to Government Code Section 54956.9(b)(1)

CS-4 Public Employee Performance Evaluation
Title: Chief of Police
Pursuant to Government Code Section 54957

CS-5 Conference with Real Property Negotiators
Re: 10866 Culver Boulevard
City Negotiator: John Nachbar, City Manager; Martin Cole, Assistant City Manager
Other Parties Negotiators: Friends of the Culver City Scout House and Culver City Rock and Mineral Club
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 5:00 p.m.

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Reconvene

The City Council reconvened its meeting at 7:13 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.

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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 Bob Martz.

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Presentations

Item P-1

Presentation of a Commendation to Mr. Bob Martz, Senior of the Year

Mayor O'Leary read the commendation in its entirety and presented it to Bob Martz.

Bob Martz thanked the City for the commendation.

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Item P-2

Presentation of a Commendation to Mr. Ernie Mulder, Equipment Maintenance and Fleet Services Division Employee of the Year

Councilmember Weissman read the commendation in its entirety and presented the commendation to Ernie Mulder.

Ernie Mulder thanked the City for the honor and noted that there were many other deserving employees in the City.

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Item P-3

Presentation of a Commendation to Mr. Manuel Flores, Bus Operator of the Year

Councilmember Cooper read the commendation in its entirety and presented the commendation to Manuel Flores.

Manuel Flores thanked the City Council and staff for the honor.

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Announcements

Martin Cole, Assistant City Manager/City Clerk, reported that staff was requesting that Action Item A-2 be deferred to the June 6, 2011 agenda.

Councilmember Malsin announced ArtWalk Culver City on June 4, 2011.

Mayor O'Leary highlighted the opportunity for Public Comment for Items on the Agenda for those audience members who are not able to wait until the specific item is called.

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Public Comment – Items Not on the Agenda

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Larry Turkheimer, LA TRI Club reported on the success of the "Coast to Coast Swim Challenge" at the Plunge and thanked City staff for their hard work.

Karen Coyle, Parliamentarian, Culver City Historical Society, discussed recent donations to the Society; new markers for historical sites; she announced the annual picnic on July 20, 2011 and encouraged everyone to come visit the Historical Society.

Vicki Daly Redhlotz and Marianne Green, Culver City Parks, Recreation and Community Services Commissioners, announced a presentation by Ernie Powell of AARP on Elder Abuse at the Parks, Recreation and Community Services Commission meeting at the Senior Center on June 7, 2011. Ms. Greene noted that the Parks, Recreation and Community Services Commission presentation was the second of a series; she thanked the City Council for their support; discussed Senior Abuse; and she invited everyone to attend.

Matthew Hetz, Culver City Symphony Orchestra, announced their final concert of the season on June 11, 2011 and he thanked the City for the new lights in Veterans Auditorium.

David Walden discussed actions of the Culver City Paramedics that saved his life and he asked the City not to cut their funding.

Dave Kelshiemer, Team Santa Monica, provided background on the swim team; noted that they operate at the Culver City Plunge; he expressed support for groups paying full fees rather than a subsidized rate; he supported efforts to increase usage of the Plunge; and he welcomed Daniel Hernandez, the new Director of Parks, Recreation and Community Services.

Monique Shelton provided an update on Team Santa Monica; she expressed appreciation for the facility and recent upgrades; and she thanked the City for allowing them to use the facility.

Linda Sparling discussed her family's experience at the Plunge and participating in Team Santa Monica.

Brendan Capell, Optima Sport, expressed support for the Plunge and invited everyone to an event on May 24, 2011 about the benefits of swimming for children in the community at the Plunge.

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Public Comment – Items on the Agenda

Mayor O'Leary invited public participation.

There was no response.

Mayor O'Leary indicated that Item A-2 had been removed from the agenda.

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Public Hearings

Item PH-1

Introduction of an Ordinance Repealing and Replacing Subchapter 15.02.100 of the Culver City Municipal Code and Adopting by Reference the 2010 California Building Standards Administrative Code, 2010 California Building Code, 2010 California Residential Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Energy Code, 2010 California Historical Building Code, 2010 Existing Building Code, 2010 California Green Building Standards Code, and 2010 California Reference Standards Code.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES.

Staff provided a summary of the material of record.

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

Mayor O'Leary invited public comment.

There was no response.

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

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE ORDINANCE NO. 2011-004 REPEALING AND REPLACING SUBCHAPTER 15.02.100 OF THE CULVER CITY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA RESIDENTIAL BUILDING CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA ENERGY CODE, 2010 CALIFORNIA HISTORICAL BUILDING CODE, 2010 EXISTING BUILDING CODE, 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2010 CALIFORNIA REFERENCE STANDARDS CODE.

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Item PH-2

Introduction of an Ordinance (Zoning Code Amendment ZCA P-2009183) Amending the Culver City Municipal Code to Reduce Building Height and Increase Setback Requirements in the Commercial Zones to Address Issues of Compatibility with Abutting Residential Zones.

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES.

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

Discussion ensued between the City Council and staff regarding possible developer tradeoffs regarding setbacks and height, and clarification that the motion of the Planning Commission had passed with four Councilmembers in support and one absent.

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

Mayor O’Leary invited public comment.

The following members of the audience addressed the City Council:

Eleanor Osgood requested that staff, the Commission and the City Council never lose sight of the environmental impact of developments on a neighborhood, and she requested that staff address issues with alleged inadequate notification to neighborhood groups who have previously requested notification for specific issues.

Martin Cole, Assistant City Manager/City Clerk, clarified notification procedures.

Rich Waters discussed the impacts of commercial development on the Gateway and Downtown Neighborhood Associations; and he noted the importance of maintaining the character of the City.

Councilmember Armenta received clarification regarding development information available on the City website.

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

Julie Lugo Cerra

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

Discussion ensued between the City Council and staff regarding suggestions from Julie Lugo Cerra; a suggestion to postpone action on the item; the balance between compatibility with residences and supporting development; density bonuses; increased open space and off street parking; successful changes in the Zoning Code; concerns with restricting the tax base of the City by discouraging development; development standards; the mixed use ordinance; the residential component of projects; the transition of neighborhoods; commercial development; the economic analysis; impacts of the changes; decreasing the front setback for non-residential development; and decreased nighttime noise from non-residential properties.

Item PH-2
(continued)

Further discussion ensued regarding split jurisdiction properties; matching standards of surrounding jurisdictions; reducing the likelihood of development next to low density residential; respecting the lives of the adjacent neighbors while allowing for profitable development of businesses in the City; a suggestion for a public hearing or workshop to receive feedback; the importance of sensitivity to adjacent residential neighbors; considering developments on a case by case basis; tradeoffs in setbacks and height; clarification that currently no front setback is required; financial impacts; continuing dialogue; notification on the website; basing notification on expressed interests; the importance of a negative fiscal impact and balancing the interests of residents and businesses; and a request for more detailed information from the Planning Commission.

Martin Cole, Assistant City Manager/City Clerk, clarified that since questions posed by the City Council had the potential to significantly change this item, staff would re-notice a new public hearing at the appropriate time.

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Joint Consent Item

Item JC-1

(1) Approval of an Encroachment Permit Agreement with Century Wilshire Incorporated for Installation of Public Right-of-Way Improvements Adjacent to the Culver Hotel, and (2) Review and Approval of Plans and Specifications for Improvements to the Culver Hotel.

Mayor O'Leary invited public comment.

There was no response.

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

1. APPROVE THE PLANS AND SPECIFICATIONS FOR THE AGENCY-FUNDED IMPROVEMENTS ADJACENT TO THE CULVER HOTEL;

2. APPROVE AN ENCROACHMENT PERMIT AGREEMENT FOR THE CULVER HOTEL AWNING, ILLUMINATED BOLLARDS, SIDEWALK UP LIGHTS, FIRE ESCAPE APPARATUS AND SIGNAGE; 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 AND AGENCY, RESPECTIVELY.

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Item JC-2

Approval of a Three Party Professional Services Agreement with Moss, Levy & Hartzheim, LLP to Provide Independent Auditing Services.

Mayor O'Leary invited public comment.

There was no response.

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

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MOSS, LEVY & HARTZHEIM, LLC FOR A TERM CONCLUDING ON DECEMBER 31, 2014 (WITH AN EXTENSION OF AN ADDITIONAL TWO YEARS SUBJECT TO THE APPROVAL OF THE CITY MANAGER/EXECUTIVE DIRECTOR) IN AN AMOUNT NOT TO EXCEED $69,570.00 PER YEAR; 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 AND AGENCY, RESPECTIVELY.

Consent Calendar

Mayor O'Leary invited public comment.

There was no response.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER MALSIN, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4, C-6 THROUGH C-8, C-10, C-11 AND C-13.

Item C-1

Meeting Minutes

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE REGULAR MEETING OF APRIL 25, 2011 AS SUBMITTED.

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Item C-2

Cash Disbursements

THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR APRIL 30, 2011 – MAY 13, 2011.

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Item C-3

Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District Number One and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2011/2012.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R049 INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NUMBER ONE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2011/2012.

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Item C-4

Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District Number Two and Ordering the Preparation of the Engineer’s Report Thereon for Fiscal Year 2011/2012.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R048 INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NUMBER TWO AND ORDERING THE PREPARATION OF THE ENGINEER’S REPORT THEREON FOR FISCAL YEAR 2011/2012.

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Item C-6

Acceptance of Dedication of a Portion of Real Property at 8770 and 8786 Washington Boulevard for Public Roadway Purposes.

THAT THE CITY COUNCIL:

1. ACCEPT THE DEDICATION ON BEHALF OF THE PUBLIC; 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-7

Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Albright Avenue Streetlight Assessment District and Ordering the Preparation of the Engineer’s Report Thereon for Fiscal Year 2011/2012.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R046 INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE ALBRIGHT AVENUE STREETLIGHT ASSESSMENT DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER’S REPORT THEREON FOR FISCAL YEAR 2011/2012.

Item C-8

(1) Acceptance of Work Performed by Jeff Tracy dba Land Forms Landscape Construction, Inc.; (2) Authorization to File a Notice of Completion; and (3) Authorization to Release the Retention Payment after the Expiration of the 35-Day Lien Period, for the Ballona Creek Bikeway and Landscaping Improvement Project, P-900, Federal Aid No. ESPL 5240 (021).

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY LAND FORMS LANDSCAPE CONSTRUCTION, INC. FOR THE CONSTRUCTION OF BALLONA CREEK BIKEWAY AND LANDSCAPE IMPROVEMENT PROJECT, P-900, FEDERAL AID NO. 5240 (021); AND,

2. APPROVE THE FINAL CONSTRUCTION CONTRACT AMOUNT OF $655,145.09; AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY RECORDER’S OFFICE; AND

4. AUTHORIZE THE CITY MANAGER TO RELEASE $65,514.51 IN RETENTION TO LAND FORMS LANDSCAPE CONSTRUCTION, INC. AFTER THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-10

Adoption of Resolution a Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer’s Report Thereon for Fiscal Year 2011/2012.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R043 INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 (LMD#1) AND ORDERING THE PREPARATION OF THE ENGINEER’S REPORT THERE FOR FISCAL YEAR 2011/2012.

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Item C-11

Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2011/2012.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R044 INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2011/2012.

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Item C-13

Approval of the Revised Classification Specifications for Firefighter and Fire Captain.

THAT THE CITY COUNCIL APPROVE THE REVISED CLASSIFICATION SPECIFICATIONS FOR FIREFIGHTER AND FIRE CAPTAIN.

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

Item C-5

Approval of an Agreement with Culver City Little League for the Use of Culver City Park Sports Fields.

Discussion ensued between the City Council and staff regarding the method for calculating reduced rates; verification methods for confirming that a majority of Culver City residents participate; agreement to update information to reflect the new Director of Parks, Recreation and Community Services; the baseball skills clinic; corrections to typos; clarification regarding the expectation of having an agreement in place prior to next year's Little League season; and a suggestion to authorize an extension of the agreement for a one year term with the same terms.

Item C-5
(continued)

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

1. APPROVE AN AGREEMENT WITH THE CULVER CITY LITTLE LEAGUE FOR THE USE OF CULVER CITY PARK SPORTS FIELDS; 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-9

Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer’s Report Thereon for Fiscal Year 2011/2012

Discussion ensued between the City Council and staff regarding background on this item and the decision to continue to include the parkway in the assessment district.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R047 INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER’S REPORT THEREON FOR FISCAL YEAR 2011/2012.

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Public Comment - Items on the Agenda

Mayor O'Leary noted earlier confusion with "Public Comment for Items on the Agenda" and he requested public comment.

The following member of the audience addressed the City Council:

Marilyn Hess introduced herself noting that she was interested in a position on the Cultural Affairs Commission.

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Consent Calendar - continued

Item C-12

Approval of a New Professional Services Agreement with West Coast Arborists for Citywide Tree Trimming Services for a Term of Five Years.

Mayor O'Leary invited public participation.

The following members of the audience addressed the City Council:

Eleanor Osgood requested clear guidelines in the contract with West Coast Arborists (WCA) that would benefit wildlife; she commended staff for inserting language that restricts months of tree trimming and required inspection of trees for nests but she felt the restrictions were inadequate; she discussed the number of species that nest in the City; tree trimming during the nesting season; migratory and Federal law; she requested that stronger language be inserted in the contract; clarified that nesting season is between March and August; and provided a tree trimming guide to the City Council.

Rich Waters provided a picture to illustrate the difficulty of finding bird's nests in trees; discussed the decline of bird species; he noted that the current contract was in violation of the Federal Migration Act and the state code; and he discussed the nesting season.

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

Doris Levy

Discussion ensued between the City Council and staff regarding additions to the contract; feasibility of limiting trimming in March and April; requirements to inspect trees for nests before trimming; the large number of trees in the City to be trimmed; concerns with restricting the amount of time allowed to trim trees; cost implications to limiting the time allowed to trim; the specific tree trimming schedule; agreement to ensure that WCA meets requirements; and clarification that requirements will be included in a new agreement for services between the City and WCA.

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

1. APPROVE A FIVE YEAR PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS IN THE AMOUNT OF $651,979.00 PER YEAR FOR THE FIRST THREE YEARS, $671,593.00 IN YEAR FOUR AND $691,685.00 IN YEAR FIVE; 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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Public Comment - Items on the Agenda - continued

Mayor O'Leary noted confusion earlier with "Public Comment for Items on the Agenda" and he requested public comment.

The following members of the audience addressed the City Council:

Jeffrey Melnick indicated that he was applying for a position on the Parks, Recreation and Community Services Commission and he provided background on himself and his qualifications to serve.

Joel Forman requested reappointment to the Advisory Committee on Redevelopment (ACOR).

Kevin Klowden requested reappointment to the LAX Advisory Committee.

Evlynne Householder provided background on herself and indicated that she was an applicant to the Parks, Recreation and Community Services Commission.

Phillip D. Johnson introduced himself as an applicant for the LAX Advisory Committee.

Alexander Lee indicated that he was an applicant for the Disability Advisory Committee and he provided background on himself and his qualifications.

Grace Elliott provided background on herself as an applicant to the Disability Advisory Committee.

Vicki Daly Redholtz discussed her application to serve on the Civil Service Commission.

Jeff Renzi provided background on himself and reported his application to the LAX Advisory Committee.

David Voncannon discussed his application to ACOR and provided background on himself.

Linda Smith Frost provided background on herself and asked for reappointment to the Planning Commission.

Marla Koosed discussed her service to the Cultural Affairs Commission and asked to be appointed again.

Catherine Yanda discussed her application to the Parks, Recreation and Community Services Commission and requested appointment.

Goran Eriksson expressed support for the appointment of Catherine Yanda to the Parks, Recreation and Community Services Commission.

Michael Hamill provided background on himself and requested appointment to the Civil Service Commission.

Kevin D. Greber provided background on himself and requested appointment to the Civil Service, Cultural Affairs, or the Parks, Recreation and Community Commission.

Darrel Menthe requested appointment to the Civil Service Commission and provided background on himself.

Leonardo V. Wilborn discussed his application to the Landlord Tenant Mediation Committee and discussed his experience.

Kyle Jones expressed interest in applying for the Landlord Tenant Mediation Board.

Keith M. Jones requested support to extend the area improvement plan to the end of Washington Boulevard.

Howard Sher requested extension of the landscape median project to the end of Washington Boulevard.

Erin Olf expressed support for extending the façade improvement program down Washington Boulevard.

Ellie Bertwell expressed support for extending the median and façade improvement program to the end of Washington Boulevard.

Brian Treanor discussed Federal Safe Route to School funding for Culver City and questioned how the Bicycle Safety and Master Plan was being implemented.

Joint Action Items

Item J-1

Appointments and/or Reappointments to the Planning Commission, Parks, Recreation and Community Services Commission, Civil Service Commission, Cultural Affairs Commission, Disability Advisory Committee, Los Angeles Airport Advisory Committee; Committee on Homelessness; Advisory Committee on Redevelopment and the Landlord-Tenant Mediation Board.

Mayor O'Leary invited public comment.

There was no response.

The City Council expressed appreciation to the applicants and support for citizen involvement, and suggested that those who are not appointed continue to apply, and to attend meetings for the Commissions and Committees they are interested in.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT LINDA SMITH FROST TO FILL OFFICE NO. 1 AS PLANNING COMMISSIONER TO THE PLANNING COMMISSION FOR A FOUR YEAR TERM, EXPIRING JUNE 30, 2015.

Councilmember Malsin and Mayor O'Leary thanked Vicki Daly Redholtz for her service to the Parks, Recreation and Community Services Commission.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT CATHERINE YANDA TO FILL OFFICE NO. 2 AS PARKS AND RECREATION COMMISSIONER TO THE PARKS AND RECREATION COMMISSION FOR A FOUR YEAR TERM, EXPIRING JUNE 30, 2015.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT VICKI DALY REDHOLTZ TO FILL OFFICE NO. 4 AS CIVIL SERVICE COMMISSIONER TO THE CIVIL SERVICE COMMISSION FOR A FOUR-YEAR TERM, EXPIRING JUNE 30, 2015 AND REAPPOINT DAN GALLAGHER TO FILL OFFICE NO. 5 AS CIVIL SERVICE COMMISSIONER TO THE CIVIL SERVICE COMMISSION FOR A FOUR YEAR TERM, EXPIRING JUNE 30, 2015.

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT MARLA KOOSED TO FILL OFFICE NO. 4 AS CULTURAL AFFAIRS COMMISSIONER TO THE CULTURAL AFFAIRS COMMISSION FOR A FOUR YEAR TERM, EXPIRING JUNE 30, 2015.

Discussion ensued between the City Council and staff regarding expansion of the Disability Advisory Committee; and clarification that the item would return to the City Council for additional appointments if the Committee is expanded.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT GRACE ELLIOT TO FILL OFFICE NO. 3 AS A MEMBER OF THE DISABILITY ADVISORY COMMITTEE FOR A FOUR YEAR TERM, EXPIRING JUNE 30, 2015.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL REAPPOINT KEVIN KLOWDEN AS A MEMBER OF THE LOS ANGELES AIRPORT ADVISORY COMMITTEE FOR A THREE-YEAR TERM, EXPIRING JUNE 30, 2014.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT KAREN LAMP, JAMES WRIGHT, CHRISTOPHER KING, AND EVLYNNE HOUSEHOLDER AS MEMBERS TO THE COMMITTEE ON HOMELESSNESS FOR A THREE YEAR TERM, EXPIRING ON JUNE 30, 2014.

MOVED BY COUNCILMEMBER ARMENTA, SECONDED BY COUNCILMEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT JOEL FOREMAN, VERNON TAYLOR, KEVIN LACHOFF, AND DAVID VONCANNON, FOR A FOUR YEAR TERM, EXPIRING JUNE 30, 2015; AND DIRECT STAFF TO CONTINUE RECRUITMENT FOR THE FIFTH VACANCY.

Discussion ensued between the City Council and staff regarding late applications for the Landlord Tenant Mediation Board; bringing the item back versus making the appointment subject to review of the late applications; and re-advertising for open positions.

Item J-1
(continued)

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

1. REAPPOINT JUDY SCOTT AS LANDLORD REPRESENTATIVE ON THE LANDLORD-TENANT MEDIATION BOARD, TO SERVE A TERM OF THREE YEARS, EXPIRING JUNE 30, 2014; AND

2. APPOINT LEONARDO WILBORN AS MEMBER AT LARGE REPRESENTATIVE ON THE LANDLORD-TENANT MEDIATION BOARD, TO SERVE A TERM OF THREE YEARS, EXPIRING JUNE 30, 2014; AND

3. DIRECT STAFF TO CONTINUE RECRUITMENT FOR THE TENANT REPRESENTATIVE POSITION AND FOR THE TENANT ALTERNATE POSITION.

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Item J-2

Consideration of a Sponsorship Request from The Method Fest Film Festival.

Susan Obrow, Performing Arts and Special Events Coordinator, presented a summary of the material of record

Councilmember Weissman received clarification regarding the amount of the sponsorship request.

Mayor O’Leary invited public participation.

The following members of the audience addressed the City Council:

Robert Faust felt that the City deserved a world-class film festival and he expressed support for City sponsorship.

Don Franken provided a presentation on the Method Fest to provide background on the event and discussed benefits to the City of sponsoring the event.

Seth Carmichael provided background on himself; discussed the Method Fest; and asked that the City sponsor the Festival.

Item J-2
(continued)

Discussion ensued between the City Council and staff regarding City budget issues related to the difficult economic climate and other options for the Festival to explore for sponsorships.

At this time, Don Franken asserted that the festival would pay for itself; noted that a title sponsor would be necessary; he discussed establishing a partnership with the City; the projected budget; current sponsors; and the inability to hold the event without the support of the City.

Further discussion ensued between the City Council, staff and Mr. Franken regarding budget issues; sponsorship at a reduced level; the Los Angeles Film Festival; the openness of the City to new events; the desirability of the City; the need for more information; economic benefits to the City of Calabasas (where the festival was previously held); and the special event sponsorship policy.

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Item J-3

Adoption of a Position to Support SB 286 and any Subsequent Legislation that is Essentially Similar to SB 286, Relating to Redevelopment Reforms.

Shelly Wolfberg, Assistant to the City Manager, presented a summary of the material of record.

Mayor O'Leary invited public participation.

The following member of the audience addressed the City Council:

Jeff Kiernan, representing the League of California Cities, reported the League's opposition to the Governor's proposed elimination of Redevelopment Agencies and noted the importance of support from Culver City.

Discussion ensued between the City Council and staff regarding support for the item; tax revenue generation; clarification regarding constitutional amendments; voter approved bonds; the generation of new tax revenue; a suggestion to craft a compromise; addressing key legislator issues; and protecting school funding.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A POSITION OF SUPPORT FOR SB 286 AND ANY SUBSEQUENT LEGISLATION THAT IS ESSENTIALLY SIMILAR TO SB 286; ADD TAX GENERATION AT BOTH THE LOCAL AND STATE LEVEL TO THE LIST OF CRITERIA; AND DIRECT THE CITY MANAGER TO TRANSMIT THE CITY’S/AGENCY’S POSITION LETTER TO CULVER CITY’S STATE REPRESENTATIVES, THE CALIFORNIA REDEVELOPMENT ASSOCIATION, THE LEAGUE OF CALIFORNIA CITIES, AND OTHERS AS APPROPRIATE.

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Item J-4

Discussion Related to the Reuse of Vacant Gas Station Sites in Redevelopment Component Area Number 4 and Vacant Commercial Properties City-wide.

Staff presented a summary of the material of record.

Mayor O’Leary invited public participation.

There was no response.

Discussion ensued between the City Council and staff regarding long-term vacant properties; revenue generation; designs for development for vacant properties; the status of specific properties in the City; the amount of staff time involved; fines and waivers; fees versus taxes; property maintenance standards; incentive packages for preferred usage; addressing chain link fences; and construction surrounds.

Further discussion ensued regarding creating a registry of vacant properties; minimum standards for aesthetics; environmental monitoring; long term lease holds; practices of oil companies; effects of the economy on vacant lots; redevelopment parcels; bids on vacant properties; dealing with issues on an interim basis; concern with blight; incentives and disincentives; vacant and poorly maintained commercial property; agreement to separate the issues and focus on maintenance; and instruction for staff to bring back further information on the status of the program in Wilmington, Delaware.

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Item J-5

Consideration of Area Improvement Plan Expansion along West Washington Boulevard and Direct the City Manager as Deemed Appropriate.

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

Mayor O'Leary invited public participation.

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

Jeff Glass
Darren Kessner

Discussion ensued between the City Council and staff regarding appreciation for the work of Keith Jones; Costco; support for the investment; the potential of the area; support for West Washington Area Improvement Program and expanding three additional phases (IV, V and VI); potential benefits to property values in the area; integration of the Master Bicycle Plan; the need for additional study; concern regarding funding sources; projects that would be affected as a consequence of the AIP proposal; and benefits to the surrounding areas.

Item J-5
(continued)

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CONSIDER THE EXPANSION OF ADDITIONAL AREA IMPROVEMENT PLAN AREAS ALONG WEST WASHINGTON BOULEVARD FROM BEETHOVEN STREET TO WALNUT AVENUE TO THE WEST AND CENTINELA AVENUE TO ATLANTIC AVENUE TO THE EAST AS PART OF THE AGENCY BOARD ADOPTED BUDGET FOR FISCAL YEAR 2011/2012 AND DIRECT THE CITY MANAGER AS DEEMED APPROPRIATE.

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Action Items

Item A-1

Adoption of a Resolution Approving a Two (2) Year Memorandum of Understanding with the Culver City Management Group for the Period of July 1, 2011 through June 30, 2013.

Councilmember Malsin recused himself from this item due to a conflict of interest and exited the Council Chambers.

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

Mayor O'Leary invited public participation.

The following member of the audience addressed the City Council:

Glenn Heald, President of the Culver City Management Group, made himself available for any questions that might arise.

Discussion ensued between the City Council and staff regarding support for the agreement; appreciation for the negotiating team; the strong support for the agreement by the negotiating team; and the constructive approach taken to managing the unfunded and pension retiree medical liability future.

Item A-1
(continued)

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY COUNCILMEMBER COOPER, THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R041 APPROVING A TWO (2) YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE CULVER CITY MANAGEMENT GROUP FOR THE PERIOD OF JULY 1, 2011 THROUGH JUNE 30, 2013.

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

Councilmember Malsin returned to the Council Chambers.

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Item A-2

Adoption of a Resolution Approving an Executive Compensation Plan.

The item was carried over to the Council Meeting of June 6, 2011.

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May 23, 2011

Item A-3

Approval of a Streetlight Pole Banner Installation Featuring Swimmers from the Culver City Municipal Plunge.

Christine Byers, Public Art and Historic Preservation Coordinator, presented a summary of the material of record.

Mayor O'Leary invited public participation.

The following member of the audience addressed the City Council:

Tony Pappas noted that there were no copies of the agenda available at the back of the auditorium and he felt the way the meetings are run is confusing as there is not a clear separation between the City Council and the Redevelopment Agency.

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

Barry Shore
Michelle Bernardin

Discussion ensued between the City Council and staff regarding banner content.

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

1. APPROVE THE STREETLIGHT POLE BANNER INSTALLATION BASED ON AN ART CONCEPT BY JUDY STARKMAN FEATURING PHOTOGRAPHS OF SWIMMERS FROM THE CULVER CITY MUNICIPAL PLUNGE; 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-4

Adoption of a Resolution Approving the Format of the City Council Agenda

Mayor O'Leary invited public participation.

The following members of the audience addressed the City Council:

Tony Pappas expressed opposition to this agenda item.

Egon Monostory expressed opposition to this agenda item.

Discussion ensued between the City Council and staff regarding the ceding of speaker time for items on the agenda; clarification on the definition of the word "cede"; discretion of the Mayor or Chair regarding late cards; the three minute time limit; the "Public Comment for Items on the Agenda" section; the difficulty of creating cohesive minutes unless comments regarding agenda items are made when the item is considered; the option to change the order of the agenda; and a suggestion that an explanation of "Public Comment for Items On the Agenda" be placed on the cover sheet and not included on the agenda itself.

MOVED BY COUNCILMEMBER COOPER AND SECONDED BY COUNCILMEMBER MALSIN, THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R042 APPROVING THE FORMAT OF THE CITY COUNCIL AGENDA.

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

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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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Receipt of Correspondence

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

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Items from Staff

Items Presented by Martin Cole, Assistant City Manager/City Clerk:

- Discussed the schedule of upcoming meetings.

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Items from the City Council

Items Presented by Councilmember Malsin:

- Requested an update on the requests for proposals for Parcel B.

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Adjournment

There being no further business, at 11:40 p.m., the City Council adjourned its meeting to a meeting to be held on June 6, 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