



City Hall
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851



Mayor Jeffrey Cooper
Vice Mayor Thomas Small
Council Member Jim B. Clarke
Council Member Goran Eriksson
Council Member Meghan Sahli-Wells

City Council Meeting Agenda

**Regular Meeting of the City Council,
Successor Agency to the Culver City
Redevelopment Agency Board, and Culver
City Housing Authority Board.**

5:30 PM

Monday, August 28, 2017

PUBLIC COMMENT:

At the times provided on the Agenda, the City Council will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the City Council. The City Council cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the City Council, the City Clerk requests you complete a Speaker's Card and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the City Council. Providing your name and other information requested on the Speaker's Card is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the City Council has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the City Council must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the City Council for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the City Council by presenting a Speaker's Card to the City Clerk. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council.

AUTHORITY OF PRESIDING OFFICER:

Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business. The presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the City Council meeting.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES:

Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the City Clerk's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy.

CELL PHONES AND OTHER DISTRACTIONS:

Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION AND ACCOMMODATION:

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available at least 72 hours before each City Council meeting. City Council/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers, on Channel 37 by Verizon FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting. The Council Chambers is now equipped with a hearing loop system. Hearing aid wearers with a "T" (telecoil) setting can now hear PA sound broadcast directly through their hearing aids. Others desiring hearing assistance may check out a portable receiver and headset.

NOTE: AT OR ABOUT 11:00 P.M., MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CALL TO ORDER & ROLL CALL:

CLOSED SESSION - 5:30 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- CS-1. [18-0147](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION – 1 ITEM
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)**
- CS-2. [18-0150](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION – 1 ITEM
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(4)**

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- CS-3. [18-0175](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 10858 CULVER BOULEVARD
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER;
JESSE MAYS, ASSISTANT TO THE CITY MANAGER
OTHER PARTIES NEGOTIATORS: THE WENDE MUSEUM
REPRESENTATIVES
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**
- OTHER PARTIES NEGOTIATORS: THE WENDE MUSEUM
REPRESENTATIVES
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-4. [18-0194](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 9300 CULVER BOULEVARD
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER;
SOL BLUMENFELD, COMMUNITY DEVELOPMENT
DIRECTOR; TODD TIPTON, ECONOMIC DEVELOPMENT
MANAGER: KENDALL LEVAN, KANE BALLMER
BERKMAN
OTHER PARTIES NEGOTIATORS: HC 9300 CULVER, LLC.
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**

RECOGNITION PRESENTATIONS - 6:30 PM

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- R-1. [18-0192](#) CC - PRESENTATIONS OF COMMENDATIONS TO FORMER COMMISSIONERS, BOARD MEMBERS, AND COMMITTEE MEMBERS IN RECOGNITION OF THEIR SERVICE TO THE CULVER CITY COMMUNITY.

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

COMMUNITY ANNOUNCEMENTS BY MEMBERS/INFORMATION ITEMS FROM STAFF

Note: Council Members will have up to two minutes each to provide announcements (not including requests to "adjourn in memory".) Any additional announcements and/or requests to place items on a future agenda may be held to the end of the City Council Meeting, after all other business appearing on the agenda has been completed.

PRESENTATIONS TO CITY COUNCIL

- P-1. [18-0193](#) PRESENTATION TO THE CITY COUNCIL OF THE CONGRESSIONAL RECORD IN HONOR OF CULVER CITY'S CENTENNIAL BY U.S. REPRESENTATIVE KAREN BASS.
- P-2. [18-0144](#) PRESENTATION TO THE CITY COUNCIL FROM THE CULVER CITY SISTER CITY STUDENT DELEGATION TO IKSAN CITY, KOREA.

JOINT PUBLIC COMMENT - Items NOT on the Agenda (Limit 20 Minutes)

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda and become part of the official record of the meeting.

ORDER OF THE AGENDA

Note: The presiding officer or City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer. Any Consent Calendar item that is pulled for discussion by a Council Member (not including brief questions, points of clarification and the like, which can be handled quickly), or because a public comment card(s) has been filed with the City Clerk, may be pulled from the Consent Calendar and considered later in the agenda, at the discretion of the presiding officer or City Council.

C-1. [18-0190](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR AUGUST 5, 2017 TO AUGUST 18, 2017.

Attachments: [Final Cash Disbursement for 082817 City Council Meeting](#)

C-2. [18-0191](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON AUGUST 14, 2017.

Attachments: [CCCC 081417](#)

C-3. [18-0117](#) CC - APPROVAL OF A SECOND IMPLEMENTATION AGREEMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT AND A SUBORDINATION AGREEMENT FOR THE TILDEN TERRACE PROJECT LOCATED AT 11042 WASHINGTON BOULEVARD.

C-4. [18-0148](#) CC - APPROVAL OF AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE REGARDING THE PARTIES' COOPERATION IN COMMUNITY EVENTS, PROJECTS AND THE GENERAL ECONOMIC DEVELOPMENT OF THE CITY.

C-5. [18-0164](#) CC - (1) APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH WALK 'N ROLLERS, A PROJECT OF THE LOS ANGELES COUNTY BICYCLE COALITION, IN AN AMOUNT NOT-TO-EXCEED \$350,000 OVER 5 YEARS; AND (2) AUTHORIZATION TO ENTER INTO MEMORANDUM OF UNDERSTANDING WITH CULVER CITY UNIFIED SCHOOL DISTRICT FOR JOINT ADMINISTRATION AND SHARING COST OF PROGRAM.

Attachments: [Walk & Rollers Continuation Memo](#)
[Walk n Rollers Proposal](#)

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- C-6. [18-0166](#) CC: - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH LAND IMAGES LANDSCAPE ARCHITECTURE TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR AIP PHASE III AND PHASE IV IN AN AMOUNT NOT-TO-EXCEED \$52,675.

Attachments: [Att. 1 - Land Images Proposal](#)
[Att. 2 - AIP Phase IV A & B Scope](#)

- C-7. [18-0171](#) CC - APPROVAL OF AN AGREEMENT WITH SUSTAINABLE MANAGEMENT SERVICES, LLC, FOR FARMERS' MARKET MANAGER SERVICES FOR A 21-MONTH TERM IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$102,472.

PUBLIC HEARINGS AND ACTION ITEMS

Note: The Public Hearing or Action Item with the most public comment cards on file with the City Clerk may be considered by the City Council as the first item, at the discretion of the presiding officer or City Council. The remaining Public Hearing and Action items shall be considered in the order they appear on the agenda, unless re-ordered by the presiding officer or City Council.

ACTION ITEMS

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- A-1. [16-1130](#) CC - (1) APPROVAL OF A BUDGET AMENDMENT TO APPROPRIATE \$90,000 TO THE 2017-18 SPECIAL EVENTS GRANT PROGRAM (FOUR-FIFTHS VOTE REQUIREMENT); (2) AUTHORIZATION OF AWARD OF \$82,100 IN GRANTS TO 13 EVENT APPLICANTS FOR THE 2017-18 SPECIAL EVENT GRANT PERIOD; (3) AUTHORIZE THE CHIEF FINANCIAL OFFICER TO APPROVE UP TO \$7,900 IN CONTINGENCIES FOR THESE EVENTS; (4) DESIGNATION OF 11 EVENTS AS CITY-SPONSORED EVENTS, AS RECOMMENDED BY THE 2017-18 SPECIAL EVENT GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; AND (5) AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS.

Attachments: [2017-18 Special Event Grant Program Guidelines](#)
[2017-18 Special Event Grant Program - Summary of Fees & Recomm](#)

- A-2. [18-0183](#) CC - (1) CONSIDERATION OF A REQUEST FOR SPONSORSHIP BY THE CULVER HOTEL FOR IN-KIND ASSISTANCE AND FEE WAIVERS FOR “THE CENTENNIAL FINALE” EVENT TO BE HELD IN THE CULVER HOTEL AND TOWNE PLAZA; (2) IF SPONSORSHIP IS APPROVED, DESIGNATION OF THE CENTENNIAL FINALE AS A CITY-SPONSORED EVENT; AND (3) APPROVAL OF A RELATED LICENSE AGREEMENT.

Attachments: [CentennialSponsorship CulverHotelFinale23Sept](#)

- A-3. [18-0173](#) CC - (1) PRESENTATION OF CULVER CITY TOD VISIONING STUDY AND RECOMMENDATIONS: PRELIMINARY REVIEW; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

A-4. [16-1159](#) CC - CONSIDERATION OF THE EXPO TO DOWNTOWN BICYCLE CONNECTOR FEASIBILITY STUDY AND DIRECTION TO STAFF TO TAKE SPECIFIC ACTIONS TO FURTHER THE DEVELOPMENT OF THIS CONCEPT AND ADVANCE THE PROJECT TO THE ENVIRONMENTAL AND ENGINEERING PHASES.

Attachments: [EDBC Feasibility Study Report 20170515](#)
[2017-01-05 Culver City Boards](#)
[2017-06-12 EDBC City Council Presentation](#)
[EDBC Public Comment thru May 25 2017](#)

A-5. [18-0138](#) HA: APPROVAL OF THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP).

Attachments: [2017-08-28-ATT SEMAP2017Certification.pdf](#)
[2017-08-28-ATT SEMAP2017IndicatorScoring.pdf](#)

A-6. [16-918](#) CC - (1) CONSIDERATION OF THE DEVELOPMENT OF A COMPLETE STREETS POLICY; AND (2) DIRECTION TO STAFF AS DEEMED APPROPRIATE

Attachments: [Best Complete Streets Policies of 2016](#)
[Hermosa Beach Living Streets Policy](#)
[Rancho Cucamonga Complete Streets Ordinance](#)

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- A-7. [18-0185](#) CC - (1) DESIGNATION OF THE CITY'S VOTING DELEGATE AND UP TO TWO ALTERNATE-DELEGATES FOR THE 2017 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE; (2) CONSIDERATION OF A POSITION ON THE LEAGUE OF CALIFORNIA CITIES' RESOLUTION PERTAINING TO STRATEGIES TO REDUCE NEGATIVE IMPACTS OF RECENT CHANGES TO CRIMINAL LAWS; AND (3) CONSIDERATION OF A POSITION ON THE LEAGUE OF CALIFORNIA CITIES' RESOLUTION PERTAINING TO LOCAL CONTROL FOR EMERGENCY MEDICAL RESPONSE TO BE CONSIDERED BY THE GENERAL ASSEMBLY AT THE ANNUAL CONFERENCE.

Attachments: [2017 Voting Delegate Letter and Form.pdf](#)
[2017 League of CA Cities Resos.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)