



# Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS  
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MEGHAN SAHLI-WELLS, Mayor  
MICHEÁL O'LEARY, Vice Mayor  
JIM B. CLARKE, Councilmember  
JEFFREY COOPER, Councilmember  
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

## CITY COUNCIL REGULAR MEETING MONDAY, August 25, 2014

**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.

**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](http://www.culvercity.org)) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

**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.

**NOTE: AT OR ABOUT 11:00 P.M., COUNCIL MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH**



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**AGENDA**  
**CITY COUNCIL**  
**REGULAR MEETING**

Monday, August 25, 2014  
6:00 PM (Closed Session)  
7:00 PM (Regular Session)

**CALL TO ORDER & ROLL CALL:**

**Mayor Meghan Sahli-Wells**  
**Vice Mayor Micheál O'Leary**  
**Councilmember Jim B. Clarke**  
**Councilmember Jeffrey Cooper**  
**Councilmember Andrew Weissman**

**City Manager John M. Nachbar**

**CLOSED SESSION - 6:00 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. [Conference with Real Property Negotiators](#)**

Re: 8829, 8831, 8840, 8841, 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914 -8918, 8920, 8926, 8930, 8936 Venice Boulevard.

Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel.

Other Parties Negotiators: Lowe Enterprises Real Estate Group

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 Labor Negotiators](#)**

City designated representatives: John Nachbar, City Manager; Serena Wright, Human Resources Director

## **REGULAR SESSION - 7:00 PM**

### **REFLECTION By John M. Nachbar, City Manager**

### **PLEDGE OF ALLEGIANCE**

### **REPORT ON ACTION TAKEN IN CLOSED SESSION**

### **PRESENTATIONS**

- P-1. [Presentation of Commendations to Police Officers Leon Moore and Sue Sperling, Sergeant Mark Reppucci, and Senior Jailor Desmond Burns on the Occasion of Their Retirements.](#)
- P-2. [Presentation to the City Council from Participants in the El Marino Language School Culver City - Kaizuka Exchange Program.](#)

### **COMMUNITY ANNOUNCEMENTS BY CITY COUNCIL MEMBERS/INFORMATION ITEMS FROM STAFF**

### **JOINT PUBLIC COMMENT - Items NOT on the Agenda**

*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.*

### **JOINT 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.*

- JC-1. [JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: Cash Disbursements for August 2, 2014 – August 15, 2014.](#)  
***Approve Disbursements.***

## 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.*

- C-1. [Approval of Minutes for the Regular Meeting of August 11, 2014.](#)  
*Approve Minutes.*
- C-2. [Ratification of the Filing of an Application for Funds Made Available Through the US Department of Justice, Edward Byrne Memorial Justice Assistance Grant \(JAG\) Program Funds FY 2014.](#)  
*Ratify the filing of an application with the US Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant (JAG) Program funds FY 2014; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.*
- C-3. [Ratification of the Filing of an Application for Funds Made Available through the California Office of Traffic Safety, Selective Traffic Enforcement Program \(STEP\) Grant for FY 2015.](#)  
*Ratify the filing of a grant application with the California Office of Traffic Safety, Selective Traffic Enforcement Program funds (STEP) FY 2015; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.*
- C-4. [Authorization to Release a Request for Proposals to Plant Approximately 300 trees Citywide.](#)  
*Authorize the release of a Request for Proposals for the planting of approximately 300 trees in vacant city-owned parkways and parks.*
- C-5. [\(1\) Acceptance of Work Performed by Palp, Inc. dba Excel Paving Company; \(2\) Approval of a Related Construction Contract Amendment; \(3\) Authorization to File a Notice of Completion; and \(4\) Authorization to Release the Retention Payment after the Expiration of the 35-Day Lien Period, for the Pedestrian Improvements at Intersections with Bus Stops Project, PZ-950, Federal Aid No. RPSTPLE 5240 \(029\).](#)  
*Accept the work performed by Palp, Inc. dba Excel Paving Company for the Pedestrian Improvements at Intersections with Bus Stops Project, PZ-950, Federal Aid No. RPSTPLE 5240 (029); Authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Recorder's office; Approve a contract amendment to increase the construction contract an additional \$44,985.28 to supplement the construction contingency of Pedestrian Improvements at Intersections with Bus Stops Project, PZ-950, Federal Aid No. RPSTPLE 5240 (029); Authorize the City Attorney to review/prepare the necessary documents; Authorize the City Manager to execute such documents on behalf of the City; and Authorize the City Manager to release \$47,694.66 in retention after the expiration of the 35-day lien period.*

## ORDER OF THE AGENDA

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

## JOINT PUBLIC HEARINGS

- JPH-1.** [Approval of an Implementation Agreement between the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency and Lowe Enterprises Real Estate Group in Order to Convey Real Property Located at 8829, 8831, 8839, 8841, 8843 Exposition Boulevard; 8801, 8803 Washington Boulevard; 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, 8936 Venice Boulevard to Develop a High Quality Transit Oriented Development.](#)  
*Approve agreement.*

## **PUBLIC HEARINGS**

- PH-1.** [PUBLIC HEARING – \(1\) Adoption of a Resolution for the Certification of Conformance with the Congestion Management Program \(CMP\) for Los Angeles County and \(2\) Adoption of the CMP Local Development Report.](#)  
*Adopt a resolution finding the City to be in conformance with the Congestion Management Program (CMP); and Adopt the CMP Local Development Report for 2014.*
- PH-2.** [PUBLIC HEARING – FOUR-FIFTHS VOTE REQUIREMENT: 1\) Waiver of Bidding Procedures as Authorized by Culver City Municipal Code § 3.07.090; and 2\) Award a Contract to Concept Consultant, Inc. in an Amount Not-To-Exceed \\$98,391.70 \(\\$89,447 for the Base Contract and \\$8,944.70 in Change Order Authority\) for Construction of Culver City Transfer Station Loading Pit Structural Steel Repairs, PZ-948, Bid No. 1547.](#)  
*Waive bidding procedures as authorized by Culver City Municipal Code §3.07.090 (requires four affirmative votes); Award a construction contract to Concept Consultant, Inc. in the amount of \$89,447.00 for construction of the Culver City Transfer Station Loading Pit Structural Steel Repairs, PZ-948, Bid No. 1547; Authorize the Public Works Director/City Engineer to approve change orders in an amount not-to-exceed \$8,944.70 (10% of contract amount) to address unforeseen project costs, if any; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.*

## **ACTION ITEMS**

- A-1.** [Consideration of the Amount of In-Kind Assistance for and Possible City Sponsorship of the 2014 Halloween Treat Run/Walk Produced by the Culver City Rotary Club.](#)  
*Determine the level of in-kind financial assistance to provide to Culver City Rotary Club as related to the 2014 Halloween Treat Run/Walk Event to be an amount of \$1,044.16 or \$\_\_\_\_\_ (some other amount determined by the City Council); and (In the case such in-kind financial assistance is determined to be at least \$1,000), consider designating the 2014 Halloween Treat Run/Walk as a City Sponsored Event.*
- A-2.** [Consideration of an Additional Request for In-Kind Assistance for IndieCade: International Festival of Independent Games.](#)  
*Consider the request for an additional \$4,528 in-kind financial assistance for room rentals at the Veterans Memorial Complex for the 2014 IndieCade Festival and direct staff as deemed appropriate.*
- A-3.** [Discussion of Survey Results and Recommended Standards for an Updated Parkway Ordinance.](#)  
*Provide direction to staff for updating the Parkway Ordinance.*

- A-4. [Adoption of a Resolution Approving a Five \(5\) Year Memorandum of Understanding with the Culver City Police Officers' Association for the Period of July 1, 2014 through June 30, 2019](#)  
*Adopt a Resolution approving a five (5) year Memorandum of Understanding between the City and the Culver City Police Officers' Association for the period of July 1, 2014 through June 30, 2019.*
- A-5. [Provide Direction to the City Manager Related to Vacancies on the Parks, Recreation, and Community Services Commission, the Disability Advisory Committee, and the Landlord-Tenant Mediation Board.](#)  
*Direct the City Manager to commence with advertising the vacancies for consideration of appointments targeted for City Council meeting of October 13, 2014; OR (2) Postpone the advertisement for these vacancies until the next regular recruitment in March, 2015 (at which time the individualized application forms will be utilized).*

## **PUBLIC COMMENT - Items NOT On The Agenda (continued)**

### **ITEMS FROM CITY COUNCIL MEMBERS**

*Note: At this time, City Council Members may: (1) make individual comments on matters not on the agenda, (2) request the City Manager to report back to the City Council concerning a particular matter, (3) provide brief reports on official travel taken since the last City Council meeting or other activities, or (3) provide direction to the City Manager to place items on a future agenda for consideration by the City Council.*

### **ADJOURN**

*Note: At this time, the City Council shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the City Council shall be held at the date and time and in the place specified in the agenda posted for that meeting.*

**Next City Council Meeting  
September 08, 2014  
7:00 PM**

### Upcoming Public Meeting Tentative Schedule

| Date                                                                                                                                                                                                                                                                                                                                                                               | Day       | Time    | Location         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|------------------|
| <b>City Council</b>                                                                                                                                                                                                                                                                                                                                                                |           |         |                  |
| September 8, 2014                                                                                                                                                                                                                                                                                                                                                                  | Monday    | 7:00 PM | Council Chambers |
| September 22, 2014                                                                                                                                                                                                                                                                                                                                                                 | Monday    | 7:00 PM | Council Chambers |
| <b>Parks and Recreation Commission</b>                                                                                                                                                                                                                                                                                                                                             |           |         |                  |
| October 7, 2014                                                                                                                                                                                                                                                                                                                                                                    | Tuesday   | 7:00 PM | Council Chambers |
| <b>Cultural Affairs Commission</b>                                                                                                                                                                                                                                                                                                                                                 |           |         |                  |
| September 9, 2014                                                                                                                                                                                                                                                                                                                                                                  | Tuesday   | 7:00 PM | Council Chambers |
| <b>Planning Commission</b>                                                                                                                                                                                                                                                                                                                                                         |           |         |                  |
| September 10, 2014                                                                                                                                                                                                                                                                                                                                                                 | Wednesday | 7:00 PM | Council Chambers |
| <b>Civil Service Commission</b>                                                                                                                                                                                                                                                                                                                                                    |           |         |                  |
| October 1, 2014                                                                                                                                                                                                                                                                                                                                                                    | Wednesday | 7:00 PM | Council Chambers |
| <ul style="list-style-type: none"><li>Regularly scheduled meetings may be canceled and Special Meetings may be called</li><li>Times and dates may be changed.</li><li>Meetings may be added or changed</li><li>The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.</li></ul> |           |         |                  |

**Compliance with Government Code Section 54957.5:** Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: [www.culvercity.org](http://www.culvercity.org)