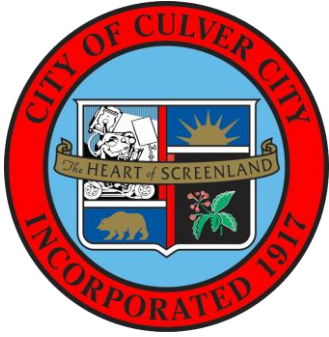




Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD,
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-6000
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MICHEÁL O'LEARY, Mayor
D. SCOTT MALSIN, Vice Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR AGENDA Monday, May 23, 2011

PUBLIC COMMENT

The City Council will listen to the public on any item on the agenda or item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Council, please 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 by name when it is your turn to speak to the Council.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Mayor for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the City Clerk. If additional time is needed, the Mayor will allow for same at the end of the agenda.

When the City Clerk calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Mayor if there is a large number of individuals desiring to address the Council.

NOTE: AT OR ABOUT 11:00 P.M., COUNCILMEMBERS WILL 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.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on silent alert and leave the 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

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available 72 hours before each Council meeting via a tape recorded message by calling 310-253-6020. City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Council meetings on line please visit <http://www.culvercity.org/webcast>.

ALD

Assisted Listening Devices are available through the City Clerk.



Agendas are
Available on the web at
www.culvercity.org

AGENDA City Council REGULAR MEETING

Monday, May 23, 2011
5:00 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Micheál O'Leary
Vice Mayor D. Scott Malsin
Councilmember Christopher Armenta
Councilmember Jeffrey Cooper
Councilmember Andrew Weissman

City Manager John M. Nachbar

CLOSED SESSION - 5:00 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 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

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- P-1.** Presentation of a Commendation to Mr. Bob Martz, Senior of the Year.
- P-2.** Presentation of a Commendation to Mr. Ernie Mulder, Equipment Maintenance and Fleet Services Division Employee of the Year.
- P-3.** Presentation of a Commendation to Mr. Manuel Flores, Bus Operator of the Year.

PUBLIC COMMENT - Items NOT On The Agenda

PUBLIC COMMENT - Items On The Agenda

PUBLIC HEARING:

- PH-1.** [PUBLIC HEARING - 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.](#)
Introduce 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.
- PH-2.** [PUBLIC HEARING - 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.](#)
Consider staff recommendations; and direct staff as deemed appropriate.

JOINT CONSENT CALENDAR

1. [JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD AGENDA ITEM: \(1\) 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.](#)
That the City Council and Redevelopment Agency Board: Approve the plans and specifications for the Agency-funded improvements adjacent to the Culver Hotel; approve an Encroachment Permit Agreement for the Culver Hotel awning, illuminated bollards, sidewalk up lights, fire escape apparatus and signage; authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency, respectively.

2. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Three Party Professional Services Agreement with Moss, Levy & Hartzheim, LLP to Provide Independent Auditing Services.](#)
That the City Council and Redevelopment Agency Board: 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 per year; authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency, respectively.

CONSENT CALENDAR

Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Clerk before the Consent Calendar is called.

- C-1. [Approval of Minutes for the Regular Meeting of April 25, 2011.](#)
Approve minutes.

- C-2. [Cash Disbursements for April 30, 2011 – May 13, 2011.](#)
Approve disbursements.

- 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.](#)
Adopt 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.

- 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.](#)
Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the West Washington Benefit Assessment District Number Two and ordering the

- C-5. [Approval of an Agreement with Culver City Little League for the Use of Culver City Park Sports Fields.](#)
Approve an agreement with the Culver City Little League for the use of Culver City Park Sports Fields; 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-6. [Acceptance of Dedication of a Portion of Real Property at 8770 and 8786 Washington Boulevard for Public Roadway Purposes.](#)
Accept the dedication on behalf of the public; 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-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.](#)
Adopt 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.
- 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 \(021\).](#)
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); approve the final construction contract amount of \$655,145.09; 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 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.
- 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.](#)
Adopt 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.
- 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.](#)
Adopt a Resolution 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.
- 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.

Adopt 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.

- C-12. Approval of a New Professional Services Agreement with West Coast Arborists for Citywide Tree Trimming Services for a Term of Five Years.

Approve a five year professional services agreement with West Coast Arborist in the amount of \$651,979 per year for the first three years, \$671,593 in year four and \$691,685 in year five; 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-13. Approval of the Revised Classification Specifications for Firefighter and Fire Captain.

Approve the revised Classification Specifications for Firefighter and Fire Captain.

JOINT ACTION ITEMS

- J-1. JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY AGENDA ITEM: 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.

Consider staff recommendations; and direct staff as deemed appropriate.

- J-2. JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Consideration of a Sponsorship Request from The Method Fest Film Festival.

Provide direction to staff regarding sponsorship for The Method Fest Film Festival.

- J-3. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Adoption of a Position to Support SB 286 and any Subsequent Legislation that is Essentially Similar to SB 286, Relating to Redevelopment Reforms.

For both the City Council and Redevelopment Agency Board: Consider staff recommendations; and direct staff as deemed appropriate.

- J-4. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Discussion Related to the Reuse of Vacant Gas Station Sites in Redevelopment Component Area Number 4 and Vacant Commercial Properties City-wide.

Discuss and provide direction related to the reuse of vacant gas station and other vacant properties City-wide.

- J-5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Consideration of Area Improvement Plan Expansion along West Washington Boulevard and Direct the City Manager as Deemed Appropriate.

That the City Council and Redevelopment Agency Board: 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.

ACTION ITEMS:

Public requests to discuss Action Items must be filed with the Clerk before the item is called.

- 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.](#)
Adopt a resolution 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.
- A-2. [Adoption of a Resolution Approving an Executive Compensation Plan.](#)
Adopt a resolution approving an Executive Compensation Plan.
- A-3. [Approval of a Streetlight Pole Banner Installation Featuring Swimmers from the Culver City Municipal Plunge.](#)
Approve the Streetlight Pole Banner installation based on an art concept by Judy Starkman featuring photographs of swimmers from the Culver City Municipal Plunge; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.
- A-4. [Adoption of a Resolution Approving the Format of the City Council Agenda.](#)
Adopt a resolution approving the format of the City Council Agenda.

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

RECEIPT OF CORRESPONDENCE

ITEMS FROM STAFF

ITEMS FROM COUNCIL

ADJOURN

**Next City Council Meeting
June 06, 2011
7:00 PM**

Upcoming Public Meeting Tentative Schedule -- May 2011

Date	Day	Time	Location
City Council			
<i>May – 2</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>May – 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>May - 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>May – 2</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>May – 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>May - 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>May – 3</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>May – 10</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>May – 25</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>May – 4</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Times and dates may be changed.</i> <i>Meetings may be added or changed</i>			

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.