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UNTIL APPROVED BY THE
CITY COUNCIL

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

June 13, 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 will adjourn to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators
Re: 8910 Venice Boulevard Los Angeles
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Director of Community Development/Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators: Robert Lam
Under Negotiation: Both Price and, 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 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 – (1 item)
Pursuant to Government Code Section 54956.9(b)(1)

CS-4 Conference with Real Property Negotiators
Re: 10808 Culver Boulevard
City Negotiator: John M. Nachbar, City Manager; Martin R. Cole, Assistant City Manager; Daniel Hernandez, Director of Parks, Recreation, and Community Services
Other Parties' Negotiators: State of California
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

CS-5 Conference with Labor Negotiators
City designated representatives: City Manager John Nachbar; Director of Human Resources Serena Wright
Employee Organization: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Fire Fighters Association; Culver City Police Management Group; Culver City Fire Management Association
Pursuant to Government Code Section 54957.6

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Recess

The City Council recessed to Closed Session at 5:00 p.m.

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Reconvene

The City Council reconvened its meeting at 7:02 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.

Invocation/Pledge of Allegiance

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

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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:

Karen Coyle, Culver City Historical Society, called on residents to search through their belongings for anything relating to the history of the City for possible inclusion in the Society's archive; announced upcoming events; and encouraged everyone to visit the archives.

John Derevlaney commended the City's emergency services department for their response to his call for assistance but expressed concern with the bill for ambulance service.

Martin Cole, Assistant City Manager/City Clerk, indicated that he would contact Mr. Derevlaney regarding his issue.

Paul Ehrlich discussed the proposed budget for the City; the deficit the City is facing; and he requested that the City Manager provide a list of priorities for cuts in order to close the budget properly.

John Nachbar, City Manager, indicated that if requested to do so by the City Council, he would prepare a list of cuts but that the cuts would necessitate layoffs and reductions in services; and he clarified the City Council's intent to solve the City's fiscal problems over a multi-year period rather than all at once.

Gary Silbiger reported that Californians Aware, an organization fighting against secrecy and corruption in government, has found that many cities are violating the Brown Act; he expressed concern that Culver City was also allegedly in violation; he discussed Council committee meetings, ad hoc labels, alleged ducking of open meeting requirements, and concern with closed sessions; he requested that all committees approved in May 2011 be treated as Brown Act committees with agendas, reports and public participation; and he distributed information on Californians Aware.

Discussion ensued between the City Council and staff regarding legal guidance; legal responsibilities of the City; provisions in the Brown Act; the number of Councilmembers on a committee; and staff agreement to provide additional information.

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Public Comment – Items on the Agenda

Mayor O'Leary invited public participation.

There was no response.

At this time, the following motion was made:

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER ARMENTA, AND UNANIMOUSLY CARRIED TO MOVE ALL CONSENT CALENDAR ITEMS.

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June 13, 2011

Joint Consent Calendar

Item JC-1

Approval of the Eleventh Amendment to the Existing Professional Services Agreement with Stephen Whipple for Farmers' Market Management Services.

THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE AN ELEVENTH AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH STEPHEN WHIPPLE FOR FARMERS' MARKET MANAGEMENT SERVICES WHICH (1) EXTENDS THE TERM THROUGH JUNE 30, 2013; (2) MAINTAIN THE HOURLY RATE OF $32.00 WITH AN AGGREGATE NOT-TO-EXCEED AMOUNT OF $56,160 PER FISCAL YEAR (INCLUDING REIMBURSEMENT OF APPROVED FARMERS' MARKET RELATED EXPENSES),; AND TO REIMBURSE MR. WHIPPLE FOR MARKET ASSISTANTS AT AN ANNUAL RATE OF $14,560 FOR THE TERM OF THE AMENDMENT; AND,

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

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

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Item JC-2

Approval of a Tri-Party Professional Services Agreement with Marina Landscape to provide Landscape Maintenance Services for the Period July 1, 2011 through June 30, 2014.

THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE A TRI-PARTY PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE TO PROVIDE LANDSCAPE MAINTENANCE SERVICES, AND ADDITIONAL, AS-NEEDED SERVICES ON A CONTINGENCY BASIS FOR A TERM ENDING ON JUNE 30, 2014 IN AN AMOUNT NOT-TO-EXCEED $649,275; AND,

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

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

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Item JC-3

Approval of a Professional Services Agreement with Kimley-Horn and Associates for Engineering Consultation Services related to the Real Time Motorist Information System Project.

THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN FOR ENGINEERING CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED $108,530 ($90,442 BASE BID PLUS $18,088 IN CONTINGENCY) RELATED TO THE REAL TIME PARKING INFORMATION SYSTEM PROJECT; AND

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

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

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June 13, 2011

Consent Calendar

Item C-1

Cash Disbursements

THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FROM MAY 14, 2011 - JUNE 3, 2011.

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Item C-2

Adoption of a Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2011/2012.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R052 APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2011/2012.

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Item C-3

Approval of an Amendment to the Existing Joint Use Agreement with the Culver City Unified School District Extending the Term Thereof for an Additional Six Months (to December 31, 2011).

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING JOINT USE AGREEMENT WITH THE CULVER CITY UNIFIED SCHOOL DISTRICT EXTENDING THE TERM THEREOF FOR AN ADDITIONAL SIX MONTHS (TO DECEMBER 31, 2011); 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-4

Reject Bids for the Jail Surveillance System Upgrade Project (Edward Byrne Memorial Justice Assistance Grant Formula Program Funds Under the American Recovery and Reinvestment Act Project #1481) and Authorize Staff to Re-Solicit Bids for the Project.

THAT THE CITY COUNCIL:

1. REJECT THE BIDS FOR THE JAIL SURVEILLANCE SYSTEM UPGRADE PROJECT (JAG ARRA PROJECT #1481); AND,

2. AUTHORIZE STAFF TO RE-SOLICIT BIDS FOR THE PROJECT.

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Item C-5

Consideration of a Recommendation from the Disability Advisory Committee to Expand the Membership of the Committee from Seven to Nine Members.

THAT THE CITY COUNCIL EXPAND THE MEMBERSHIP OF THE DISABILITY ADVISORY COMMITTEE'S FROM SEVEN TO NINE MEMBERS.

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June 13, 2011

Item C-6

1) Adoption of a Resolution Granting a Fireworks Permit Jointly to the Exchange Club and Pyro Spectaculars to Conduct the Annual Fireworks Display Sponsored by the City of Culver City and the Exchange Club to be Held on July 4, 2011; and 2) Approval of a License Agreement Authorizing the Exchange Club's Use of the City's GEM Car for the Fourth of July Event.

THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2011-R053 GRANTING A PERMIT JOINTLY TO THE EXCHANGE CLUB AND PYRO SPECTACULARS TO CONDUCT THE ANNUAL FIREWORKS DISPLAY SPONSORED BY THE CITY OF CULVER CITY AND EXCHANGE CLUB TO BE HELD ON JULY 4, 2011; AND,

2. APPROVE A LICENSE AGREEMENT AUTHORIZING THE EXCHANGE CLUB'S USE OF THE CITY'S GEM CAR AT THE FOURTH OF JULY EVENT; AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

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

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Item C-7

Approval of a Reauthorization of a Memorandum of Understanding Between the City and the County of Los Angeles Department of Public Works for Paratransit Service for the period July 1, 2011 through June 30, 2014.

THAT THE CITY COUNCIL:

1. APPROVE A REAUTHORIZATION OF A MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS TO PROVIDE PARATRANSIT SERVICE TO RESIDENTS OF VIEW PARK, WINDSOR HILLS AND LADERA HEIGHTS FOR THE PERIOD JULY 1, 2011 THROUGH JUNE 30, 2014; 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-8

Approval of a Reauthorization of a Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority (METRO) to Receive Proposition A Discretionary Incentive Grant Funding for the Paratransit Program for the period July 1, 2011 through June 30, 2016.

THAT THE CITY COUNCIL:

1. APPROVE A REAUTHORIZATION OF A MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) TO RECEIVE PROPOSITION A DISCRETIONARY INCENTIVE GRANT FUNDING FOR THE PARATRANSIT PROGRAM FOR THE PERIOD JULY 1, 2011 THROUGH JUNE 30, 2016; 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.

Item C-9

Adoption of a Resolution Authorizing the City Manager to Submit a Grant Application through the Baldwin Hills Conservancy's Proposition 84 Grant Program for Jefferson Boulevard Streetscape and Bicycle and Pedestrian Access Improvements.

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R054 AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION THROUGH THE BALDWIN HILLS CONSERVANCY'S PROPOSITION 84 GRANT PROGRAM FOR STREETSCAPE AND BICYCLE AND PEDESTRIAN IMPROVEMENTS ON JEFFERSON BOULEVARD.

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Item C-10

Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Right-of-Way along Culver Boulevard and Mentone Avenue.

THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2011-R055 APPROVING THE ENCROACHMENT AGREEMENT WITH TIME WARNER CABLE;

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

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

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June 13, 2011

<u>Item C-11</u>

(1) Approval of a Professional Services Agreement with Project Partners for Citywide Sidewalk Inspection Services and (2) Authorization to Purchase the MaintStar Internet Based Module to be Used in Conjunction with the Proposed Sidewalk Inspection Service.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH PROJECT PARTNERS IN THE AGGREGATE AMOUNT OF $40,612 ($36,920 BASE PLUS $3,692 IN CONTINGENCY); AND

2. APPROVE THE PURCHASE OF THE INTERNET-BASED MODULE FOR THE MAINTSTAR WORK ORDER SYSTEM IN THE AMOUNT OF $36,000; AND

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

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

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Item C-12

Award of a Construction Contract to Gold Arc, Inc. (dba Pasco Doors) for the Veteran's Memorial Park Facilities Americans with Disabilities Act Door Improvement Project (Community Development Block Grant Project #601317-10).

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO GOLD ARC, INC. (DBA PASCO DOORS) FOR THE VETERAN'S MEMORIAL PARK FACILITIES AMERICANS WITH DISABILITIES ACT DOOR (ADA) IMPROVEMENT PROJECT (CDBG PROJECT #601317-10), BASED ON ITS BID AMOUNT OF $43,366; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, IF NECESSARY, IN AN AMOUNT NOT-TO-EXCEED $4,336.60; AND

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

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

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Announcement

Regarding Action Item A-1, Mayor O'Leary clarified that the bus service from West Los Angeles College would not be eliminated but rather the summer schedule for bus service was on the agenda for discussion.

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June 13, 2011

Joint Public Hearing

Item JPH-1

Adoption of a Resolution Adopting the Fiscal Year 2011/2012 Budget for the City of Culver City and the Culver City Redevelopment Agency.

Jeff Muir, Chief Financial Officer, provided a summary of that material of record.

Councilmember Malsin received clarification that the Fire Department Training Officer position had been reinstated.

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

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

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Paul Ehrlich expressed frustration with the lack of action by the City with the vacant Fire Station No. 3 property and parking meters; he asserted that the 2% reduction was inadequate and that more staff should be cut; he felt the City Council should not override Department Heads; he expressed concern with money budgeted for overtime; felt there were too many Commissions and Committees; and he felt the amount of time allotted to public speaking was inadequate.

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

Item JPH-1
(continued)

Discussion ensued between the City Council and staff regarding the number of positions eliminated from the City's budget; cuts made by the City; the City Council directive to the City Manager; response of the department heads; long term liabilities and the structural deficit; active participation of current employees; closing the budget deficit; the Transient Occupancy Tax; the Juvenile Diversion program; and the Fire Department Training Officer position.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R050 APPROVING THE FISCAL YEAR 2011/2012 BUDGET FOR THE CITY OF CULVER CITY, WITH A RECOMMENDATION TO INVESTIGATE OTHER SOURCES OF FUNDING TO SUPPORT THE JUVENILE DIVERSION PROGRAM.

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Public Hearing

Item PH-1

Adoption of a Resolution Approving Tentative Tract Map No. 71511 (Case No. TTM P-2011037) Creating a One Lot Subdivision for Seven (7) Residential Condominium Units at 4139-4145 Duquesne Avenue.

Thomas Gorham, Planning Manager, provided a summary of the material of record.

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER WEISSMAN 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:

Dana Sayles mentioned she was available to answer any questions.

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

Discussion ensued between the City Council and staff regarding the in lieu and open space fees; the plan for the fund; and fund balance.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R051 APPROVING TENTATIVE TRACT MAP NO. 71511, TTM P-2011037, TO SUBDIVIDE THE PROPERTY AT 4139-4145 DUQUESNE AVENUE INTO A ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSES CREATING SEVEN (7) AIRSPACE UNITS.

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Announcements

Mayor O'Leary announced that the Culver City Chamber of Commerce would present its annual Culver Expo on June 22, 2011 in Media Park.

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Joint Items

Item J-1

Selection of Three Developers to Submit Proposals for the Redevelopment of City-Owned Property at 9300 Culver Boulevard.

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

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Bob Aptaker, representing Macerich, introduced the architect, provided background on his company, discussed completed projects; and indicated their desire to be chosen.

Beth Lane requested that residents be considered during construction; she discussed the length of the light at Ince and Washington Boulevards; inquired when construction would begin; wanted to see green practices utilized; and she questioned whether RFPs were available on the City website, and whether residents could vote on the proposals for construction.

Sol Blumenfeld, Community Development Director, discussed public meetings connected with the project; posting on the City website; development of the RFQ criteria; and the process.

Meghan Sahli-Wells reported that Downtown Neighborhood Association members had discussed the vision for the development with residents; she discussed some of the ideas; she expressed opposition to a mall at the location or a developer who specializes in malls; she suggested a park at the location; and noted the need for and value of open public space to serve the community.

Ela Valladares, Deputy City Clerk, read written comments submitted by:

DarylC2@earthlink.net
Mollie “Lee” Welinsky, Culver City Democratic Club

Ela Valladares, Deputy City Clerk, indicated that Joseph Miller had submitted a document to the City Council.

Discussion ensued between the City Council and staff regarding the length of time Parcel B has been considered for development; the RFQ process; the entitlement; the staff recommendation; and a suggestion to add Cardiff Realty Holdings to the list of qualified developers.

At this time, Scott Ginsberg, representing Combined Properties, discussed flexibility with the entitlements; plans to work with architects and users on the project; and fulfilling community needs.

Further discussion ensued between the City Council and staff regarding the firmness of the specifics of the entitlements; the original description of the project as a retail/office project; parking requirements at the time of entitlement; switching out the retail and office components; and the zoning envelope.

Responding to inquiries from the City Council, Bob Aptaker, representing Macerich, clarified that though his company is known for larger projects, they also do much smaller projects; he provided examples of smaller projects the company has done; he discussed community outreach; flexibility with the entitlements; measuring demand; achieving the right tenant mix; and the strategic placement of the project for Macerich.

Additional discussion ensued between the City Council and staff regarding support for adding Cardiff Realty as a fourth developer to be considered in the final RFP; consistency with the architecture of Town Plaza; a design competition aspect to the process; the staff point system; possible inclusion of the Runyon Group as a developer; vetting the number of submittals; applying criteria uniformly; the importance of experience and a track record; concern with adding developers; the ranking system; the Financial Feasibility category; development parameters versus entitlements; prior iterations of the project; a development that will support City services; design criteria; the evaluation process; taking the time to do the project right; and the rating for Cardiff Realty.

Item J-1
(continued)

At this time, the following motion was made:

MOVED BY MAYOR O'LEARY, SECONDED BY COUNCILMEMBER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND AGENCY BOARD:

1. SELECT THE TOLKIN GROUP, COMBINED PROPERTIES/HUDSON PACIFIC, MACERICH, CARDIFF REALTY AND RUNYON GROUP AS THE MOST QUALIFIED DEVELOPERS TO SUBMIT A PROPOSAL FOR REDEVELOPMENT OF PARCEL B; AND

2. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO PREPARE AND ISSUE THE RFP TO THE DEVELOPER FINALISTS.

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Item J-2

1) Selection of Habitat for Humanity of Greater Los Angeles for the Development of the Agency-Owned Site Located at 4044-4068 Globe Avenue for Low and Moderate Income Ownership Housing; and 2) Direct Staff to Negotiate the Terms and Conditions of an Exclusive Negotiation Agreement for the Preparation and Execution of a Disposition and Development Agreement.

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

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Martin Greenberger expressed support for the selection of Habitat for Humanity.

Aide Castro, Mayor of Lynwood, shared the positive experience of Lynwood with Habitat for Humanity.

Gary Silman expressed opposition to the project, not to Habitat for Humanity, noting that all of the residents had allegedly expressed opposition to the duplex at the last ACOR meeting in 2009; he expressed concern with the process and the fact that allegedly there had not been any ACOR meetings since 2009; he noted that the neighbors allegedly wanted to see single family residences rather than condominiums; he discussed minimum lot size in the City; and he felt that a contractor was being selected without due process.

Candy Royce expressed support for Habitat for Humanity.

Noah Swann expressed support for Habitat for Humanity.

Mary Luevan, Global Green USA, expressed support for Habitat for Humanity.

Erin Rank, Habitat for Humanity, reported commitment to work with the community and she discussed partners in the City and their eagerness to work with the City and neighbors.

Betty Monroy reported on her experience with Habitat for Humanity and expressed support for the project.

Daniel Guzman expressed support for Habitat for Humanity but opposition to the project; discussed lot size; wanted to see a significantly smaller development; and he expressed concern that the neighbors allegedly did not have input.

Ela Valladares, Deputy City Clerk, read written comments submitted by:

Michele Apostel
Joe Ferrino
Charles Harris
Steven Rose
Albert Eugene Pekrey

Audience participation continued:

Lucien Cox expressed concern with parking issues created by adding an additional 12 units in an area that is already difficult to park in.

Sol Blumenfeld, Community Services Director, responded to public comments regarding public input; the adoption of a comprehensive housing strategy; ACOR meetings; the project plans; discussion of the number of units; community meetings; consistency with density in the area; code compliant parking; establishment of a parking district; spillover commercial parking; and existing on-street parking deficiencies in the area.

Discussion ensued between the City Council and staff regarding the Volvo dealership and alleged test driving on Globe Avenue; parking; and staff monitoring of Tito's Tacos for customers parking on Globe Avenue.

Responding to City Council inquiries, Erin Rank, Habitat for Humanity, discussed community outreach; the neighbors; and efforts to address parking concerns.

Further discussion ensued between the City Council and staff regarding property rights; history of the property; the intent for affordable housing; consideration of rehabilitating the units; parking issues; lot size; the contribution of the land and a per unit development cost by the Agency; consequences of constructing fewer units; clarification that the number of units is not the decision being made at this meeting; the possibility of constructing fewer units; a comprehensive plan; the process; public outreach; neighborhood compatibility; adjacent commercial uses and intrusions; neighborhood concerns; establishing a parking district; support for Habitat for Humanity; evaluating the nature of the project; the comprehensive housing strategy; Regional Housing Needs requirements; bringing affordable housing to the City; addressing specific concerns; density; parking requirements; and assurances that concerns of the residents will be taken into consideration.

Item J-2
(continued)

At this time, the following motion was made:

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

1. SELECT HABITAT FOR HUMANITY OF GREATER LOS ANGELES AS THE DEVELOPER OF 4044-4068 GLOBE AVENUE FOR LOW AND MODERATE INCOME OWNERSHIP HOUSING; AND

2. DIRECT STAFF TO NEGOTIATE THE TERMS AND CONDITIONS OF AN EXCLUSIVE NEGOTIATION AGREEMENT FOR THE PREPARATION AND EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT.

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Item J-3

1) Approval of Memoranda of Understanding Among the City of Culver City, the Culver City Redevelopment Agency and a) the Culver City Exchange Club (for the Car Show); b) Share Our Strength (for the Taste of the Nation Event); and c) Creative Media Collaborative (for IndieCade); and 2) Direction to the City Manager/Executive Director Regarding Release of the Notice of Funding Availability for Fiscal Year 2011/2012.

Jeremy Green, Cultural Affairs Administration and Special Projects 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:

Dr. Jay Shery, Culver City Exchange Club, expressed appreciation for the work of City staff and was available to answer any questions.

Item J-3
(continued)

Discussion ensued between the City Council and staff regarding the ability to terminate the MOU and a suggestion to revise paragraph G; a correction to the motions for approval from $15,000 per year to $10,000 per year; methodology for determining economic development value; the status of the City as a restaurant destination; food trucks; marketing; the NOFA process and guidelines; concern with being committed for two years; and support for the events.

Further discussion ensued regarding concern with the inability to look at the numbers; clarification that the organizations pay all associated fees to the City; a suggestion to equalize the distribution for the three events by allocating $10,000 for each one; a suggestion to get additional information before making cuts; concern with making sure there is room for more events in the City; a suggestion to use the NOFA process to have the organizations compete for the remaining balance; increasing capacity to allow for more revenue; a suggestion to bring the item back after the organizations have been consulted; a suggestion to request the economic benefit details from each organization; and concern regarding NOFA scheduling and use of remaining balances.

This item was referred back to staff.

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Action Items

Item A-1

Approval of Proposed Summer Schedule Modifications and Continuation of Existing Schedule for the Non-Summer Period on Culver CityBus Lines 3 and 4 Related to Direct Service into West Los Angeles College (WLAC).

Mayor O'Leary reported that Councilmembers had received numerous emails about this item.

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

Art Ida, Transportation Director, clarified the intent of the item to provide an update on the schedule modification and to bring up the schedule for summer; he noted no intent to remove a bus stop; clarified that there are no classes at the College during the summer; discussed a review of the impact of the spring schedule with consideration of whether it is servicing the College and the community well; and he provided a summary of the material of record.

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Gary Robinson discussed the impact of schedule changes on riders; former users now driving rather than riding the bus; comparisons to other colleges; increased traffic; the need for additional parking spaces; the length of time it takes to walk from the College entrance; the disabled; and noise issues.

D'Lee Mayberry, Lakewood Village resident, noted that West Los Angeles College was the only college with a bus that goes around the campus; she expressed support for the reduced schedule; discussed usage; questioned why the bus was necessary; noted that disabled students attended other colleges without buses; and she questioned what the new schedule would be.

Alice Taylor discussed increased traffic caused by students not being able to use the bus; expressed support for the proposal to reduce in the schedule in the summer and return to the regular schedule in the fall; she expressed concern with students being able to get to class; and she pointed out the hill that students have to walk up that other colleges do not have.

Celena Alcala requested no further reductions to campus bus service when class is in session; discussed time constraints and disabilities; she read excerpts from comments forwarded to the City Council in opposition to reductions to the bus route; discussed increased tardiness by students when the schedule was reduced; and noted the already huge effort made by students to get to class.

Councilmember Weissman received clarification that the existing schedule would be maintained and no modification was being pursued.

Clariss Castellanos discussed special needs students.

Mister C Searcy did not want to see any scheduling reductions and noted that the bus had been going through the campus for over 20 years.

Dana Hamilton reported that because of the changes to bus service she was often tardy and was forced to withdraw her child from the childcare services on campus.

Sharon Levine, Lakeside Villas resident, expressed opposition to the bus service on campus citing noise and pollution issues; she discussed the College website where users are encouraged to post negative comments; and she questioned why the College did not pay for the service or accommodate the handicapped.

Malica Rose McLyn reported that West Los Angeles College had built a sound wall and contributed money to the City to improve traffic flow; discussed the reduction of services; and she suggested posting signs to encourage bus riders to keep the noise down.

Nancy Foreman expressed support for the buses and did not want to see the service eliminated.

Ken Ruben, Southern California Transit Advocates, noted that West Los Angeles College had provided the service for a while and he indicated that they were willing to accept adjustments.

Bob Howells, Lakeside Villas, expressed appreciation for the reduction of service; discussed noise issues; the summer bus schedule; the use of tax supported resources for a multi-media campaign on the issue; he addressed the most common complaints; clarified that no reduction of service had ever been proposed to the school entrance; he discussed the distance to be walked; the responsibility of accommodating the disabled and addressing safety issues; and he expressed concern that the College is fostering hostility.

Steve Mills noted that last summer West Los Angeles College had indicated that on campus bus service was not necessary; he questioned why WLAC did not provide the bus service; discussed comments previously made by Councilmembers; noted that more research had been requested and that the program was supposed to be a pilot program; and he added that other residents in the area were also affected.

Scott Stamler, WLAC Associated Student Organization, did not want to see any further reduction of bus services; noted that students used campus services during the summer; discussed state budget cuts; difficulties caused by a reduction of service; the topography of the campus; and comparisons to other colleges in the district.

Scott Kecken asked that the bus service be restored; noted the hardship for other riders as a result of the reduction; and he discussed noise issues and disabled riders.

Wendy Cole reported issues with reductions in the bus service; asserted that students were being denied access to education; questioned the noise issues; discussed employee access; questioned why a small group of people could affect such a large group of people; and she discussed safety issues.

Ahmed Mohsin, WLAC Associated Study Body President, expressed concern with a reduction in accessibility and he discussed money spent by the College for noise and traffic reduction.

Michelle Long-Coffee, representing the President of West Los Angeles College, agreed that some of the comments posted on the school website were inappropriate; discussed summer bus services; she shared results of a survey of bus riders; discussed the number of students served during the summer; she requested no further reductions to bus services; asserted that riders patronize City businesses; discussed the sound wall between the College and the neighborhood and the contribution of funds to aid in traffic flow; and she asked that WLAC be provided the same service given to students at UCLA, Venice High School and Culver City High School.

Discussion ensued between the City Council and Ms. Long-Coffee regarding the responsibility of WLAC to provide transportation to their students; the fact that the City provides transportation to other points of interest; previous efforts by the College to provide transportation; the difficulty of knowing when disabled or temporarily disabled students need transport; efforts to accommodate identified disabled students; the perceived responsibility of the City to provide transportation; why the responsibility of the City does not end at the entrance of the College; budget issues; encouragement to the College to become part of the solution; efforts of the College to work with the City; and causes of the current situation.

Audience participation continued:

Mark Salkin congratulated Art Ida, Transportation Director on the reduced summer schedule; noted that the issue had been brought to the City's attention by the Culver Crest Neighborhood Association and Raintree Association in 2004; asserted that the homes came first and land use rights apply to them before the College; stated that the sound wall was a mistake and a problem; reported disagreements between Edison and the College; discussed an alleged route violation by the buses; noted that the buses were designed for a flat level route and had to labor up the hills; pointed out that the College was in an independent district; and he discussed the promised sound engineer and declining property values.

LaShawn Penson discussed compensation to residents for noise; recent complaints; bus delays; and she opposed any reduction to bus service noting the effects on the ridership.

Ela Valladares, Deputy City Clerk, read written comments submitted by:

JoAnn Haywood
Sheila Jeter-Williams
Judy Chow
Joy Kecken
Faran Cowling
Holly J. Mitchell
Wendy Fisher
Katherine Howells

Discussion ensued between the City Council and staff regarding the running of the service for 20 years; Federal funding of buses; ADA requirements; the requirement to erect a sound wall and take traffic mitigation measures; the College run shuttle; concern with misinformation; the public process for whether the College provides a shuttle service; appropriate designation of funding; lights along the route; instituting a call service for the disabled; efforts to provide an adequate level of service; the evaluation of ridership; partnership with the College and finding an appropriate balance; the responsibility of the College to address the transportation needs of their students; effects of potential increased enrollment; why the City has assumed 100% of the responsibility for transportation needs; monitoring ridership; the summer schedule; the ability of disabled students to secure transportation if they plan ahead; adjusting to changes; clarification that residents had complained about noise issues for many years; and a suggestion to create a ridesharing message board.

Item A-1
(continued)

At this time, the following motion was made:

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE PROPOSED SUMMER SCHEDULE MODIFICATIONS TO CULVER CITYBUS LINE 3 AND 4 SERVICE INTO WLAC EFFECTIVE ON JUNE 20, 2011; AND APPROVE RESUMPTION OF THE CURRENT CULVER CITYBUS LINES 3 AND 4 SERVICE INTO WLAC IN AUGUST 8, 2011.

Art Ida, Transportation Director, agreed to provide further information with respect to ridership as the situation continues to be monitored.

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Item A-2

Adoption of a Resolution Approving an Executive Compensation Plan

Mayor O'Leary invited public input.

There was no response.

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

Discussion ensued between the City Council and staff regarding City Manager support of the item; the importance of the management team viewing itself as an employer and being outside of a collective bargaining unit; opposition to the motion; concern that the action is being imposed upon the Executive Management; concern that compensation will be radically altered and there will be a departure of management; the policy of other cities; and City Treasurer versus Chief Financial Officer titles.

At this time, the following motion was made:

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY COUNCILMEMBER ARMENTA, THAT THE CITY COUNCIL APPROVE RESOLUTION NO. 2011-R056 APPROVING AN EXECUTIVE COMPENSATION PLAN.

AYES:	Councilmembers Armenta, Cooper, Weissman, O'Leary
NOES:	Councilmember Malsin
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 MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

No action was taken on this item.

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Items from the City Council

No action was taken on this item.

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Adjournment

There being no further business, at 12:18 a.m., the City Council adjourned its meeting to a meeting to be held on June 27, 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