



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



Mayor Micheal O'Leary
Vice Mayor Andrew Weissman
Council Member Jim B. Clarke
Council Member Jeffrey Cooper
Council Member Meghan Sahli-Wells

City Council Meeting Agenda

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

5:30 PM

Monday, March 14, 2016

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) 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 ACCOMODATION:

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., 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

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. [15-655](#) HA - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 4043 IRVING PLACE
HOUSING AUTHORITY NEGOTIATORS: JOHN NACHBAR,
EXECUTIVE DIRECTOR; SOL BLUMENFELD, ASSISTANT
EXECUTIVE DIRECTOR; TODD TIPTON, ECONOMIC
DEVELOPMENT MANAGER; MURRAY KANE, HOUSING
AUTHORITY SPECIAL COUNSEL.
OTHER PARTIES NEGOTIATORS: 4043 IRVING PLACE
INVESTORS, 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**
- CS-2. [15-656](#) CC - CONFERENCE WITH LEGAL COUNSEL – EXISTING
LITIGATION
RE: MARIA AGUILAR V. CITY OF CULVER CITY
CASE NO. BC 550964
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(1)**
- CS-3. [15-659](#) CC - CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION – 1 MATTER
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(4)**

- CS-4. [15-660](#) CC - 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; EXECUTIVE MANAGEMENT EMPLOYEES
PURSUANT TO GOVERNMENT CODE SECTION 54957.6
- CS-5 [15-675](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED**
LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION – (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

- P-1. [15-588](#) CC - PRESENTATION TO THE CITY COUNCIL FROM THE**
PRODUCERS OF INDIECADE: INTERNATIONAL
FESTIVAL OF INDEPENDENT GAMES.
- P-2. [15-657](#) CC - PRESENTATION TO THE CITY COUNCIL OF THE**
DISTINGUISHED BUDGET PRESENTATION AWARD FOR
FISCAL YEAR 2015/2016 FROM THE GOVERNMENT
FINANCE OFFICERS ASSOCIATION.

P-3. [15-658](#) CC - PRESENTATION OF A COMMENDATION TO
"HONORARY ASSISTANT POLICE CHIEF" EILEEN
RIDOUT ON THE OCCASSION OF HER RETIREMENT.

COMMUNITY ANNOUNCEMENTS BY 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.

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. [15-651](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR
FEBRUARY 12, 2016 - MARCH 4, 2016.

Attachments: [Check Registers-031416](#)

C-2. [15-671](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE
REGULAR MEETING OF FEBRUARY 22, 2016.

Attachments: [CCCC 022216 - FINAL](#)

C-3. [15-614](#) CC - (1) ACCEPTANCE OF WORK PERFORMED BY
SIALIC CONTRACTORS CORPORATION, DBA SHAWNAN;
(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 2014 PAVEMENT
OVERLAY PROJECT, PZ-863.

C-4. [15-617](#) CC - AWARD OF A CONSTRUCTION CONTRACT TO
PREMIER DEVELOPING SERVICES, INC. AS THE
LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR
CONSTRUCTION OF THE HAYDEN TRACT SPUR
PARKING LOT PROJECT IN AN AMOUNT
NOT-TO-EXCEED \$811,926.25.

C-5. [15-618](#) CC - APPROVAL OF A FIVE YEAR PROFESSIONAL
SERVICES AGREEMENT, ENDING JUNE 30, 2021, WITH
WITTMAN ENTERPRISES, LLC. FOR AMBULANCE
BILLING AND COLLECTION SERVICES, IN AN AMOUNT
NOT-TO-EXCEED \$100,872 FOR THE FIRST YEAR, AND
AUTHORIZATION TO THE CITY MANAGER TO APPROVE
CONTRACT AMENDMENTS IN AN AMOUNT
NOT-TO-EXCEED 20% DURING YEARS TWO THROUGH
FIVE.

Attachments: [Wittman Proposal](#)
[BHFD Notice Inviting Bids](#)

- C-6. [15-650](#) CC - AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR MANAGEMENT SERVICES FOR THE CITY'S PARKING FACILITIES
- C-7. [15-654](#) CC - APPROVAL OF AN AMENDMENT TO THE EXISTING LEASE WITH L.A. GOAL FOR A PORTION OF THE CITY-OWNED PROPERTY LOCATED AT 4909 OVERLAND AVENUE EXTENDING THE TERM OF SUCH LEASE FOR A PERIOD OF 25 YEARS (TO APRIL 30, 2052).
- C-8. [15-664](#) CC - (1) APPROVAL OF A REQUEST BY THE PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT FOR CITY SPONSORSHIP OF THE "CULVER CITY HEALTHY FAMILY 5K RUN/WALK" TO BE HELD AT WEST LOS ANGELES COLLEGE ON APRIL 3, 2016; AND (2) IF DESIRED, DESIGNATE THE "CULVER CITY HEALTHY FAMILY 5K RUN/WALK" AS A CITY-SPONSORED EVENT.
- C-9 [15-669](#) CC:SA (1) APPROVE THE AMOUNT OF IN-KIND ASSISTANCE FOR AND CITY SPONSORSHIP OF THE 2016 CULVER CITY CAR SHOW (2) APPROVAL OF STREET CLOSURES; AND (3) APPROVAL OF RELATED LICENSE AGREEMENTS.

Attachments: [Exchange Club Request for City sponsorship and Fee Waivers](#)

- C-10 [15-643](#) CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE FIRE TRAINING TOWER STRUCTURAL REHABILITATION PROJECT, PZ920
- C-11 [15-644](#) CC - AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR THE MAINTENANCE OF THE CITY'S SANITARY SEWER EMERGENCY NOTIFICATION SYSTEM/SEWER FLOW MONITORING SYSTEM (ENS/SFMS)

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.

PUBLIC HEARINGS

- PH-1. [15-652](#) CC - FOUR-FIFTHS VOTE REQUIRED: INTRODUCTION AND ADOPTION OF AN INTERIM ORDINANCE EXTENDING FOR AN ADDITIONAL ONE YEAR PERIOD THE TEMPORARY MORATORIUM ESTABLISHED BY ORDINANCE NO. 2015-001 AND EXTENDED BY ORDINANCE NO. 2015-002 ON THE ISSUANCE OF ANY NEW PERMIT, LICENSE, APPROVAL OR ENTITLEMENT PERTAINING TO NEW MASSAGE ESTABLISHMENTS OR THE LOCATION OR RELOCATION OF EXISTING MASSAGE ESTABLISHMENTS WITHIN THE CITY, AND DECLARING THE URGENCY THEREOF.

Attachments: [ATT 1 Urgency Ordinance Massage Moratorium.pdf](#)

- PH-2. [15-653](#) CC - INTRODUCTION OF AN ORDINANCE (1) APPROVING A COMPREHENSIVE PLAN, HEIGHT EXCEPTION AND TENTATIVE TRACT MAP (P2015-0141) AND (2) ADOPTING THE RELATED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW A MIXED USE TRANSIT ORIENTED DEVELOPMENT CONSISTING OF A 148 ROOM HOTEL, APPROXIMATELY 57,700 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USES, 196,300 GROSS SQUARE FEET OF OFFICE USE AND 200 RESIDENTIAL DWELLING UNITS LOCATED AT 8824 NATIONAL BOULEVARD.

Attachments: [16-03-14-Attachment No. 1 Ivy Station City Council Ordinance Exhibit](#)
[16-03-14-Attachment No. 2 Ivy Station Planning Commission Resolution](#)
[16-03-14-Attachment No. 3 Ivy Station Planning Commission Staff Report](#)
[16-03-14-Attachment No. 4 Final MND Ivy Station 03 09 16.pdf](#)
[16-03-14-Attachment No. 5 Ivy Station Traffic Study and Supplemental](#)
[16-03-14-Attachment No. 6A Ivy Station Comprehensive Plan](#)
[16-03-14-Attachment No. 6B Ivy Station Comprehensive Plan](#)
[16-03-14-Attachment No. 7 Ivy Station IS MND Comments Received](#)
[16-03-14-Attachment No. 8 Ivy Station Summary Overview of IS MN](#)
[16-03-14-Attachment No. 9 Public Comments.pdf](#)
[16-03-14- Attachment No. 10 Ivy Station LOS Summary Chart With C](#)

ACTION ITEMS

- A-1. [15-609](#) CC - CONSIDERATION OF A REQUEST FOR SPONSORSHIP BY THE WHOLE 9 FOR “AN AFFAIR OF THE ARTS” EVENT TO BE HELD IN TOWN PLAZA.

Attachments: [Attachment 1 Whole 9 Request for Sponsorship 020216.pdf](#)

- A-2. [15-648](#) CC - FOUR FIFTHS VOTE REQUIREMENT: (1) CONTINUED DISCUSSION OF THE EXISTING PERMIT PARKING RESTRICTIONS ON THE 10700 BLOCK OF FARRAGUT DRIVE; (2) CONSIDERATION OF THE REQUEST FROM GRACE EVANGELICAL LUTHERAN CHURCH, (4427 OVERLAND AVENUE), TO CHANGE THE EXISTING FARRAGUT PARKING RESTRICTIONS; (3) CONSIDERATION OF A PARKING STUDY TO EVALUATE THE NEED FOR EXISTING FARRAGUT PARKING RESTRICTIONS AND, IF SUCH PARKING STUDY IS DIRECTED, (A) ADOPTION OF A RELATED RESOLUTION DIRECTING A PARKING STUDY, TEMPORARILY SUSPENDING THE EXISTING FARRAGUT PARKING RESTRICTIONS, AUTHORIZING TEMPORARY REMOVAL OF EXISTING PERMIT-ONLY PARKING RESTRICTION SIGNS; AND AUTHORIZING THE PRO-RATA REIMBURSEMENT OF THE COSTS OF PERMITS PREVIOUSLY ISSUED FOR THE 10700 BLOCK OF FARRAGUT DRIVE; (B) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION TO CONDUCT THE PARKING STUDY IN AN AMOUNT NOT-TO-EXCEED \$35,428; AND (C) APPROVAL OF A RELATED BUDGET AMENDMENT (REQUIRES FOUR-FIFTHS VOTE); AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [16-03-14 ATT 1 Resolution re Farragut Parking Restrictions.pdf](#)
[16-03-14 PW-Eng CITY COUNCIL Parking Restrictions 10700 B](#)

- A.3 [15-670](#) CC - (1) ADOPTION OF RESOLUTIONS (A) CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016 FOR THE PURPOSE OF SUBMITTING TO THE VOTERS FOUR (4) MEASURES RELATING TO PROPOSED CHARTER AMENDMENTS; AND (B) REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES RENDER SPECIFIED SERVICES RELATED TO THE CONDUCT OF SAID ELECTION; (2) DISCUSSION AND (IF DESIRED) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY COUNCIL AND/OR CERTAIN COUNCIL MEMBERS TO SUBMIT BALLOT ARGUMENTS REGARDING THE MEASURES; AND (3) POTENTIAL CREATION AND APPOINTMENT OF MEMBERS TO AN AD-HOC SUBCOMMITTEE TO DRAFT AND/OR SUBMIT SUCH BALLOT ARGUMENT(S).

Attachments: [ATT 1 Resolution Calling the Election.pdf](#)
 [ATT 2 Resolution Requesting County Election Services.pdf](#)
 [ATT 3 Resolution Authorizing Ballot Arguments.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

ADJOURN