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UNTIL APPROVED BY THE
CITY COUNCIL

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

November 12, 2012
5:30 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 5:30 p.m.

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

*Councilmember O'Leary exited the meeting at 10:12 p.m.

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Closed Session

At 5:30 p.m., the City Council recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators

Re: 10808 Culver Boulevard

City Negotiators: John Nachbar, City Manager; Martin R. Cole, Assistant City Manager

Other Parties Negotiators: Wende Museum

Under Negotiation: Both Terms and Price

Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators

Re: 700 Corporate Pointe

City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development

Director/Assistant Executive Director; Todd Tipton, Economic Development Administrator; Murray Kane, City Special Counsel/Successor Agency Special Counsel

Other Parties Negotiators: IDS 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-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: 9300 Culver Blvd. (Parcel B)

City Negotiators: John Nachbar, City Manager

Other Parties Negotiators: Popular Press Media 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

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Reconvene

The City Council reconvened its meeting at 7:01 p.m. with all Councilmembers present.

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Report on Action Taken in Closed Session

Mayor Weissman indicated there was nothing to report from closed session.

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Invocation/Pledge of Allegiance

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

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF GEORGE J. PAYTON AND LIEUTENANT COLONEL GORDON SCOTT.

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Presentations

Item P-1

A Proclamation in Honor of Veterans Day 2012

Councilmember Clarke acknowledged Ray Delgado and Glen Jimenez from AmVets and he presented the proclamation.

Glen Jimenez and Ray Delgado thanked the City for the honor.

Neil Rubenstein, Jewish War Veterans, thanked the City for the honor.

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Community Announcements By City Council Members/Information Items From Staff

Councilmember Clarke announced that the City had been chosen to receive the 2012 Project of the Year Award for the Southern California Chapter of the Public Works Association.

Charles Herbertson, Public Works Director, expressed appreciation for the recognition.

Councilmember Clarke announced a free concert to celebrate the 50th anniversary of the Culver City Symphony Orchestra on November 16 at Veterans Auditorium.

Councilmember O'Leary reported enjoying the Civil War Reenactment in Moorpark and encouraged schools and residents to attend next year for the 150th anniversary.

Vice Mayor Cooper reported that the Boneyard would be closed on November 13 to allow for the installation of lighting.

Councilmember Sahli-Wells thanked the voters of Culver City for passing Measure Y to maintain City services; congratulated Representative Karen Bass and Assemblymember Holly Mitchell on being re-elected; reported attending a fundraiser for the Culver City Bicycle Coalition and seeing a presentation on carbon emissions by Bill McKibbin at UCLA; discussed the unveiling of a gate across La Cienega at Kenneth Hahn Park; clarified that a rape on an MTA bus happened just outside of

Culver City not within the City as is being reported; and she wanted to see violence against women stopped.

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Joint Public Comment - Items Not on the Agenda

Mayor Weissman invited public comment.

The following members of the audience addressed the City Council:

David Voncannon provided an update on unresolved issues with Tilden Terrace; discussed the Tellefson Park Community Association meeting; and he expressed appreciation for help from Todd Tipton and Councilmembers.

Judith Martin-Straw, spoke representing We Tell Stories expressing appreciation for the continuing support of the City; she discussed the Front and Center Program at City elementary schools; and the summer We Tell Stories library program.

Councilmember Sahli-Wells expressed support for We Tell Stories.

Rich Waters expressed dismay that the issue of diseased ficus trees in the City had not been put on the agenda despite repeated requests; discussed the need for an ordinance to allow the City to take down diseased trees; arborist opinions; Schaeffer Avenue; he expressed concern with the spread of disease; and he asked that Public Works be allowed to take down the trees.

Discussion ensued between staff and Councilmembers regarding the time frame for the ordinance; discussion of the issue by the Sustainability Subcommittee; the importance of the issue and the need to properly address it; the hazardous nature of trees that are removed; the process for replacement trees; expediting the process; attempts to save the diseased trees; why the ordinance is necessary; and documenting damage amounts.

Elena Sweda Neff, Vector Control Board, discussed an increase in dead bird reports; reported that dead birds would not be collected again until March 2013; Asian Tiger mosquitos in El Monte; dengue fever epidemics in other

countries; the progress of containment in the area; and she discussed the Baldwin Hills oil field and proposed fracking and Vector Control operations there.

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Receipt and Filing of Correspondence

None.

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Joint Consent Calendar

Item JC-1

JOINT CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY AGENDA ITEM: Cash Disbursements

Councilmember Clarke thanked the Chief Financial Officer for adding the remarks section to the register.

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR OCTOBER 13, 2012 - NOVEMBER 2, 2012.

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Consent Calendar

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-5, C-6 AND C-8.

Item C-1

1) Acceptance of a Donation from the Culver City Sister City, Inc. Committee to Cover Material Costs for the Installation of a Sister Cities Sign; and 2) Authorization of the Purchase and Installation of a Sister Cities Sign and Plaque Near the Corner of Culver Boulevard and Duquesne Avenue

THAT THE CITY COUNCIL:

1. ACCEPT A DONATION FROM CCSCC TO COVER MATERIAL COSTS FOR THE INSTALLATION OF A SISTER CITIES SIGN; AND,
2. AUTHORIZE THE PURCHASE AND INSTALLATION OF A SISTER CITIES SIGN AND PLAQUE NEAR THE CORNER OF CULVER BOULEVARD AND DUQUESNE AVENUE.

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Item C-5
(Out of Sequence)

Adoption of a Resolution Approving an Encroachment Agreement with AboveNet, Inc. for Use of the Public Right-of-Way along Washington Boulevard between Keystone and Mentone Avenues

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE ENCROACHMENT AGREEMENT WITH ABOVE NET FOR THE USE OF THE PUBLIC RIGHT-OF-WAY ALONG WASHINGTON BOULEVARD BETWEEN KEYSTONE AND MENTONE AVENUES; AND,
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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Item C-6

1) Authorization for the Preparation of a Project Study Report Equivalent for a Project to Develop Citywide Synchronized and Optimized Traffic Signal Timing Plans with Selected Traffic Volume Count Stations and Approve a Related Budget Amendment, and 2) Authorize the City Manager to Submit a Grant Application for this Project to the Los Angeles County Metropolitan Transportation Authority's 2013 Call for Projects

THAT THE CITY COUNCIL:

- 1) AUTHORIZE THE PREPARATION OF A PROJECT STUDY REPORT EQUIVALENT (PSRE) FOR A PROJECT TO DEVELOP CITYWIDE

SYNCHRONIZED AND OPTIMIZED TRAFFIC SIGNAL TIMING PLANS WITH
SELECTED TRAFFIC VOLUME COUNT STATIONS; AND,

2) APPROVE A BUDGET AMENDMENT APPROPRIATING \$12,000 IN
PLAYA VISTA DEVELOPER FUNDS TO FUND CONSULTANT PROFESSIONAL
SERVICES FOR THE PREPARATION OF THE PSRE AND METRO CALL FOR
PROJECTS APPLICATION; AND,

3) AUTHORIZE THE CITY MANAGER TO SUBMIT A GRANT APPLICATION
TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION
AUTHORITY AS PART OF THE 2013 CALL FOR PROJECTS.

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Item C-8
(Out of Sequence)

**Amendment to the Existing Professional Services Agreement
with Fleming Environmental Inc. to Continue Providing
Designated UST Operator Services, Environmental Compliance
Testing, and Associated UST and AST Component Repair at
Four (4) City Fuel Sites**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL
SERVICES AGREEMENT WITH FLEMING ENVIRONMENTAL TO PROVIDE
DESIGNATED UNDERGROUND STORAGE TANK (UST) OPERATOR
SERVICES, ENVIRONMENTAL COMPLIANCE TESTING, AND ASSOCIATED
(UST) AND ABOVE GROUND STORAGE TANK (AST) COMPONENT REPAIR
AT FOUR (4) CITY FUEL SITES IN A NOT-TO-EXCEED AMOUNT OF
\$35,674.00 FOR THE INITIAL THREE YEARS OF THE PROPOSED
AGREEMENT; AND,

2. AUTHORIZE THE EXTENSION OF THE AGREEMENT FOR AN
ADDITIONAL TWO YEARS AT THE DISCRETION OF THE PUBLIC WORKS
DIRECTOR/CITY ENGINEER IN A NOT-TO-EXCEED AMOUNT OF
\$26,821.20; 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-2
(Out of Sequence)

Approval of a Memorandum of Understanding with the Culver City Chamber of Commerce Regarding the Parties Cooperation in Community Events, Projects and the General Economic Development of the City

Councilmember Sahli-Wells clarified that the Chamber of Commerce was covering the cost of the banners and noted that public discussion of additional events would be available if necessary.

Councilmember Clarke expressed appreciation for the chance to work with the Chamber of Commerce and he noted the work of the Chamber on the Economic Development Subcommittee.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER CLARKE AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL:

1. APPROVE THE TWO-YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE REGARDING THE PARTIES COOPERATION IN COMMUNITY EVENTS, PROJECTS AND THE GENERAL ECONOMIC DEVELOPMENT OF THE CITY; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE THE ADDITIONAL TWO-YEAR EXTENSION OF THE MOU ADMINISTRATIVELY; AND
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
4. AUTHORIZE THE CITY MANAGER EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4
(Out of Sequence)

1) Acceptance of a Grant through the Department of Transportation's Bicycle Transportation Account Grant Program to Fund Bicycle Parking; and, 2) Approval of a Budget Amendment to Appropriate the Grant and Matching Funds

Vice Mayor Cooper thanked staff for pursuing the grant that would allow additional bicycle parking.

Councilmember Sahli-Wells noted the improvement in bicycle racks; discussed rack placement; bicycle theft; and visibility.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER CLARKE AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL:

1. APPROVE ACCEPTANCE OF THE BICYCLE TRANSPORTATION ACCOUNT GRANT; AND,
2. APPROVE A BUDGET AMENDMENT TO APPROPRIATE \$5,000 IN GAS TAX FUNDS FOR THE GRANT MATCH; AND,
3. APPROVE A BUDGET AMENDMENT TO APPROPRIATE \$45,000 IN GRANT FUNDING.

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Item C-7
(Out of Sequence)

**(1) Acceptance of Work Performed by Pavement Coatings Co.;
(2) Authorization to File a Notice of Completion; and (3)
Authorization to Release the Retention Payment after
Expiration of the 35-day Lien Period for the 2012
Residential Slurry Seal Program, P-863**

Councilmember Sahli-Wells received clarification regarding slurry seal complaints and concerns.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY THE CONTRACTOR, PAVEMENT COATINGS CO., FOR THE CONSTRUCTION OF THE 2012 RESIDENTIAL SLURRY SEAL PROGRAM, P-863; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS ANGELES COUNTY REGISTRAR-RECORDER'S OFFICE FOR RECORDATION; AND,

3. AUTHORIZE THE RELEASE OF \$18,833.41 IN RETENTION FUNDS TO PAVEMENT COATINGS CO. FOLLOWING THE EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-3
(Out of Sequence)

(1) Review and Approval of the Downtown Culver City Business Improvement District Advisory Board's Annual Work Program and Budget, and (2) Adoption of a Resolution of Intent to Conduct a Public Hearing on December 10, 2013 to Consider Levy of the Downtown Business Improvement District Assessment for 2013

Mayor Weissman indicated the need to recuse himself as he is a member of the Downtown Business Improvement District and he exited the dais.

Martin Cole, Assistant City Manager/City Clerk, reported that should the matter be approved, it would be considered at a Public Hearing on December 10, 2012.

Vice Mayor Cooper invited public participation.

The following member of the audience addressed the City Council:

Cary Anderson distributed information to Councilmembers; provided background on the Downtown Business Improvement District; discussed parking meter rate increases and time restrictions; meter rates in the downtown area; losses to the City; and he suggested providing a revenue sharing arrangement with the Downtown Business Association.

Vice Mayor Cooper received clarification regarding collections for delinquent businesses.

MOVED BY COUNCILMEMBER CLARKE AND SECONDED BY COUNCILMEMBER SAHLI-WELLS THAT THE CITY COUNCIL:

1. APPROVE THE BID ADVISORY BOARD'S 2013 ANNUAL REPORT AS FILED WITH THE CITY CLERK; AND,

2. ADOPT A RESOLUTION OF INTENTION SETTING DECEMBER 10, 2012, AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE CONTINUATION OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Clarke, Cooper, O'Leary, Sahli-Wells
NOES: None
ABSENT: None
RECUSED: Weissman

Mayor Weissman returned to Council Chambers.

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Order of the Agenda

No changes were made.

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Public Hearings

Item PH-1

Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing the Washington National Transit Oriented Development Planned Development (PD) Zone - No. 11

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

MOVED BY VICE CHAIR COOPER, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Weissman invited public participation.

There was no response.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCILMEMBER

CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Councilmembers regarding the comprehensive plan process; the distribution of uses; the precise plan; disposition of the property; the building envelope; building massing goals; the height limit; guarding against a big box type usage; the public space; landscaping; community input; land use studies; financial analysis; a boutique hotel usage; actual transit use in transit oriented developments; shuttle service; making transit more usable; financial incentives for businesses in the area; offering transit passes; appreciation to staff and the Planning Commission for their work; whether the property can be taken by the state; adoption of the zoning code amendments; the geography of the site; modifications to existing ordinances to allow the use of redevelopment tools; the right to exceed the 56-foot height limit; and a suggestion to bifurcate the motion to separate out the height limit.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. DETERMINE THAT NO ADDITIONAL ENVIRONMENTAL INFORMATION IS NEEDED BASED ON THE PLANNING COMMISSION'S ADOPTION OF THE FINDING THAT ZONING CODE MAP AMENDMENT, ZCMA - P2012085, PLANNING COMMISSION ZCMA RESOLUTION NO. 2012-P012, WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT; AND
2. INTRODUCE THE PROPOSED ORDINANCE AMENDING THE CULVER CITY ZONING MAP, AS REFERENCED IN TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE, SECTION 17.200.015, ESTABLISHING A PLANNED DEVELOPMENT ZONE FOR THE WASHINGTON NATIONAL TOD.

MOVED BY COUNCILMEMBER CLARKE AND SECONDED BY COUNCILMEMBER O'LEARY THAT THE CITY COUNCIL INCLUDE THE PLANNING COMMISSION RECOMMENDATION IN SECTION X, SECTION B WITH RESPECT TO THE INCREASE IN HEIGHT LIMIT NOT EXCEEDING THE DEVELOPMENT THRESHOLDS PROVIDED IN THE PD ZONE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Clarke, Cooper, O'Leary, Weissman
NOES: Sahli-Wells
ABSENT: None

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Item PH-2

(1) Adoption of a Resolution Approving a General Plan Text and General Plan Map Amendment (General Plan Text Amendment GPTA-P2012100; and General Plan Map Amendment GPMA-P2012099) Amending the Land Use Element Regarding Public Parking Facilities; and (2) Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map Regarding Alternative Parking Provisions and Establishing a Public Parking Facilities (PPF) Zone (Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102)

MOVED BY COUNCILMEMBER SAHLI-WELLS, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Sol Blumenfeld, Community Development Director, provided a summary of the material of record and requested that the item be continued to December 10, 2012 to allow time for staff to bring back the map changes with respect to Washington/Centinela.

Discussion ensued between staff and Councilmembers regarding non-required off-site parking; the ordinance; the draft ordinance recommendations; vetting the proposals with the community; the City-wide regulations; the Hayden Tract; off-site parking; surplus parking; automated parking; and the type of parking provided.

Mayor Weissman invited public participation.

There was no response.

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Martin Cole, Assistant City Manager/City Clerk, noted that

in order to continue the item to December 10, 2012 the public hearing would need to be reopened.

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RE-OPEN THE PUBLIC HEARING.

MOVED BY COUNCILMEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CONTINUE THE ITEM TO DECEMBER 10, 2012.

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Item PH-3

Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing Planned Development Zone No. 10 Zoning Code Map Amendment (ZCMA P-2012020) and Approving a Comprehensive Plan (CP P-2012018) to Allow a Commercial Development Consisting of Approximately 41,735 Square Feet of Retail and Restaurant Uses and 38,732 Square Feet of Office Uses Located at 8810-8850 Washington Boulevard and 3920 Landmark Street

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

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

Mayor Weissman invited public participation.

The following members of the audience addressed the City Council:

Joseph Miller indicated that they had come up with a green solution to build a beautiful, energy efficient building and he thanked staff and the Planning Commission for their hard work.

MOVED BY COUNCILMEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Trevor Abramson, Abrahamson Teiger Architects, provided a presentation on the project.

Joseph Miller discussed passive cooling; the time spent on the building concept; and alternative designs.

Beatriz Sliva-Spies expressed support for the project and provided a petition signed by neighbors in support of the project.

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Councilmembers regarding the façade on the parking structure; visibility of the cars; nighttime illumination; the art on Landmark; the guard rails; aesthetics; screening; and breathability.

Discussion ensued between staff, Councilmembers and project representatives regarding passive cooling; the vote of the Planning Commission; exploration of multiple alternatives; adding a mechanical system to pump air through; breathable materials; mechanical issues; aesthetic issues; the architectural design and intent; concern with patchwork design; the necessity of having two sides of the project closed; the artwork on Landmark; ventilation requirements; the ability of the City Council to make design recommendations; the art component; the creativity of the design; and lighting issues.

Marla Koosed, Vice Chair of the Cultural Affairs Commission, received clarification that there would be a component to allow for new media in the art display boxes.

MOVED BY COUNCILMEMBER SAHLI-WELLS, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. DETERMINE THAT THERE IS NO NEW INFORMATION OR SUBSTANTIAL CHANGES TO THE PROJECT SINCE THE PLANNING COMMISSION'S ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND, THEREFORE, NO ADDITIONAL ENVIRONMENTAL ANALYSIS IS REQUIRED; AND
2. INTRODUCE THE PROPOSED ORDINANCE, AMENDING THE CULVER CITY ZONING MAP, AS REFERENCED IN TITLE 17, ZONING, OF THE

CULVER CITY MUNICIPAL CODE, SECTION 17.200.015,
ESTABLISHING PLANNED DEVELOPMENT ZONE NO. 10 (ZONING CODE
MAP AMENDMENT, ZCMA-P2012020) AND APPROVING A COMPREHENSIVE
PLAN (CP P- 2012018).

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Action Items

Item A-1

**Approval of a Memorandum of Understanding and Lease Agreement
with the Wende Museum for the Property Located at 10808 Culver
Boulevard (the Former Site of the National Guard Armory)**

Mayor Weissman invited public participation.

The following members of the audience addressed the City
Council:

Dr. Justin Jampol, Wende Museum, provided background on the
museum and thanked the City for their support.

Gerald Sallus expressed support for the museum and hoped
that the museum would work with the Historical Society.

Christopher Patrick King, Culver City Homelessness
Committee, noted that the Armory used to house the winter
shelter program, and he expressed appreciation for the
cooperation of the Wende Museum and support for the
project.

Marla Koosed expressed support for the project.

Louise Coffey-Webb, Culver City Historical Society,
expressed support for the project.

Goran Eriksson, Chamber of Commerce, expressed support for
the project.

Julie Lugo Cerra, City Historian, expressed support for the
project noting that it fell within the Cultural Plan and
was natural redevelopment.

Jeremy Green, Management Analyst, read written comments
submitted by:

Michelle Bernardin
Catherine Yanda

Discussion ensued between Councilmembers and Dr. Jampol regarding the Museum of Jurassic Technology; the cold weather shelter; contributions for public benefit; the Culver City Unified School District; cooperation with other cultural institutions; creating a Cold War Culver City Walking Tour and Cold War Film series; work with the Historical Society and other groups; and the 75-year lease.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING AND LEASE AGREEMENT WITH THE WENDE MUSEUM REFLECTING THE TERMS CONTAINED IN THIS REPORT; 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.

Councilmember O'Leary exited the dais.

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Item A-2

(1) Consideration of City Sponsorship of the Culver City Sister City Committee's 50th Anniversary Community Celebration on January 12, 2013 and (2) Approval of a Memorandum of Understanding Related thereto

Mayor Weissman invited public participation.

The following member of the audience addressed the City Council:

Barbara Honig, Sister Cities Association, clarified that a previous sister city relationship in China had ended in 2004 by mutual agreement.

MOVED BY COUNCILMEMBER CLARKE AND SECONDED BY COUNCILMEMBER SAHLI-WELLS THAT THE CITY COUNCIL:

1. DESIGNATE THE CCSCC 50TH ANNIVERSARY COMMUNITY CELEBRATION AS A CITY-SPONSORED EVENT AND DETERMINE THE AMOUNT OF A REIMBURSEMENT FOR EVENT COSTS IN AN AMOUNT NOT TO EXCEED \$1,648; AND
2. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CCSCC RELATED TO THE REIMBURSEMENT OF COSTS FOR THE 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. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Clarke, Cooper, Sahli-Wells, Weissman
NOES: None
ABSENT: O'Leary

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Public Comment for Items NOT On the Agenda (Continued)

Mayor Weissman invited public input.

There was no response.

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Items from the City Council

Items from Councilmember Clarke

- Reported that on December 10, 2012 the Ad Hoc Committee on Legislation and Grants would be bringing forth a recommendation for a legislative program
- Received consensus to agendize the establishment of a Centennial Committee for the 100th anniversary of the City and discussed actions of neighboring cities

Items from Mayor Weissman

- Received consensus that a discussion of a Fiesta La Ballona MOU come forward on an agenda soon

Martin Cole, Assistant City Manager/City Clerk, reported that applications to serve on the Financial Advisory Committee would be open on November 15 through mid-January with appointments considered in late January or early February.

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Adjournment

There being no further business, at 10:18 p.m., the City Council adjourned its meeting in memory of George J. Peyton and Lieutenant Colonel Gordon Scott to a meeting on Monday, December 10, 2012 at 7:00 p.m.

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Martin R. Cole
CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council
Culver City,
California

ANDREW WEISSMAN
MAYOR of the City of Culver City, California