



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING Monday, April 02, 2012

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 Request to Speaker 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 Request to Speaker 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 Request to Speak 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 ACCOMMODATION: City Council meetings are regularly scheduled for the first, 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 and on Channel 37 by Verizon FIOS subscribers. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., COUNCIL MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



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

AGENDA
City Council
REGULAR MEETING

Monday, April 02, 2012
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Micheál O'Leary
Councilmember Christopher Armenta
Councilmember Jeffrey Cooper
Councilmember Andrew Weissman

City Manager John M. Nachbar

CLOSED SESSION - 5:30 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. Liability Claim

Claimant: Joan Mary Higgins
Agency Claimed Against: City of Culver City
Pursuant to Government Code Section 54956.95

CS-2. Conference with Real Property Negotiators

Re: 12337 to 12423 Washington Boulevard,
4061 to 4069 Centinela Avenue and 4064 Colonial
City Negotiators: John M. Nachbar, City Manager;
Sol Blumenfeld, Community Development Director;
Todd Tipton, Redevelopment Administrator; and
Murray Kane, City Special Counsel
Other Parties Negotiator: Regency Centers Acquisition, 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-3. Conference with Legal Counsel – Anticipated Litigation

Re: Initiation of Litigation – 1 Matter

Pursuant to Government Code Section 54956.9(c)

- CS-4.** Conference with Legal Counsel – Anticipated Litigation
Re: Significant Exposure to Litigation – (1 item)
Pursuant to Government Code Section 54956.9(b)(1)

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

- P-1.** A Proclamation Declaring April, 2012 as DMV/Donate Life Month in Culver City.
- P-2.** Presentation of a Certificate of Recognition to Gloriana Najarro, Family Self Sufficiency Program Graduate.

COMMUNITY ANNOUNCEMENTS BY CITY COUNCIL MEMBERS/INFORMATION ITEMS FROM STAFF

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting.

JOINT CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- JC-1.** [JOINT CITY COUNCIL AND SUCCESSOR AGENCY AGENDA ITEM: \(1\) Approval of a Loan Agreement By and Between the City of Culver City and the Successor Agency to the Culver City Redevelopment Agency; and \(2\) Approval of Related Budget Amendments.](#)
Consider staff recommendations; and direct staff as deemed appropriate.

- JC-2. [JOINT CITY COUNCIL AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: \(1\) City Council Adoption of a Resolution Approving the Execution of a Cooperative Agreement for Advance and Reimbursement of Administrative, Overhead, and Other Expenses by and Between the City and the Successor Agency, and \(2\) Successor Agency Board Adoption of a Resolution Approving Proposed Administrative Budgets and Approving the Execution of a Cooperative Agreement for Advance and Reimbursement of Administrative, Overhead, and Other Expenses by and Between the City and the Successor Agency and Taking Certain Other Actions.](#)

That the City Council: Adopt a Resolution approving the Cooperative Agreement for Advance and Reimbursement of Administrative, Overhead, and Other Expenses by and Between the City and the Successor Agency.

That the Successor Agency Board: Adopt a Resolution approving proposed Administrative Budgets and a Cooperative Agreement for Advance and Reimbursement of Administrative, Overhead, and Other Expenses between the City and the Successor Agency and taking certain other actions.

CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- C-1. [Approval of Minutes for the Regular Meeting of February 27, 2012.](#)
Approve minutes.
- C-2. [Adoption of a Resolution Directing the Chief of Police to Suspend until July 10, 2012 \(1\) the Enforcement of Extended Hours of Operation for the Metered Parking in the Culver City Downtown Areas and \(2\) the Filling of Two Parking Enforcement Officers and Two Community Services Officers.](#)
Adopt the proposed resolution directing the Chief of Police to suspend until July 10, 2012 (1) enforcement of extended hours of operation for metered parking from 6:00 PM to 11:00 PM and all day on Sundays and (2) the filling of the newly created positions of two Parking Enforcement Officers and two Community Services Officers.
- C-3. [Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Construction of Sewer Main Lining Rehabilitation Project \(Phase III\), P-906 and Lining of Abandoned Force Main on Braddock Drive Project, P-939.](#)
Approve the final plans and specifications and authorize publication of a notice inviting bids for the construction of Sewer Main Lining Rehabilitation Project (Phase III), P-906 & Lining of Abandoned 10" Force Main on Braddock Dr., P-939.
- C-4. [\(1\) Rejection of the Bid Submitted by Mode Engineering as Non-Responsive; and \(2\) Award of a Construction Contract to J.D.C. Inc. for the Ballona Creek Rain Garden Project, P-497.](#)
Reject the bid submitted by Mode Engineering as non-responsive; and, Award a contract to J.D.C. Inc. for the Ballona Creek Rain Garden Project, P-497, in the amount of \$ 280,646.50, based on its base bid; and, Authorize the Public Works Director/City Engineer to approve change orders in an amount not-to-exceed \$ 42,000, if necessary; and, 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-5. [Approval of an Amendment to Extend the Existing Professional Services Agreement with](#)

Imagery Video Productions to Provide Video Operations Services to Broadcast and Videotape Meetings of the City Council, and City Commissions, and Special Meetings or Events, for an Additional Three-Year Term and an Optional Two-Year Extension.

Approve an amendment to the existing professional services agreement between the City of Culver City and Imagery Video Productions to extend the term of the Agreement until June 30, 2015, with an optional two-year extension, at the rate of \$200 for three hours and \$40 per hour thereafter, for a maximum amount of \$25,000 annually; 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. FOUR-FIFTHS VOTE REQUIREMENT - Adoption of Budget Amendments Re-Appropriating Bond Funds.

Consider staff recommendations; and direct staff as deemed appropriate.

C-7. Adoption of a Resolution Authorizing the City Manager to Submit a Grant Application through the California Department of Transportation's Bicycle Transportation Account Grant Program to Fund Bicycle Parking.

Adopt a Resolution authorizing the City Manager to submit a grant application through the Bicycle Transportation Account for Bicycle Parking.

C-8. Award of a Contract to FS Construction Company as the Lowest Responsive and Responsible Bidder, for the Construction of Robertson Boulevard Pedestrian/Transit Connection Improvements Project, P-943.

Award a contract to FS Construction Company, as the lowest responsive and responsible bidder, for the Robertson Boulevard Pedestrian/Transit Connection Improvements Project, P-943, in the amount of \$205,209, based on its base bid; authorize the Public Works Director/City Engineer to approve change orders in the amount not-to-exceed \$17,275, if necessary; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

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. PUBLIC HEARING - Adoption of a Resolution Approving a Tentative Tract Map to Subdivide the Property at 11957 Washington Boulevard into 31 Airspace Units for the Development of a 3-Story Mixed-Use Development (Retail and Residential).

Adopt a Resolution approving Tentative Tract Map, TTM P-2011163 (Tentative Tract Map No. 71799) to subdivide the property into 30 residential condominium airspace units and one commercial/retail condominium airspace unit, subject to the recommended Conditions of Approval contained in the Resolution.

ACTION ITEMS

A-1. Consideration of an Amendment to the Commitment Letter with Regency Centers Acquisition LLC for the Sale and Redevelopment of City Owned Property at the Northerly

[Corners of the Washington Boulevard and Centinela Avenue Intersection.](#)

Approve an amendment to the Commitment Letter with Regency Centers Acquisition, LLC extending the due diligence period from 45 days to 105 days; authorize City Special Counsel/City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

PUBLIC COMMENT - Items NOT On The Agenda (continued)

ITEMS FROM CITY COUNCIL MEMBERS

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

ADJOURN

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

**Next City Council Meeting
April 23, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule – April 2012

Date	Day	Time	Location
City Council			
April 2	Monday	7:00 PM	Council Chambers
April 23	Monday	7:00 PM	Council Chambers
Parks and Recreation Commission			
April 3	Tuesday	7:00 PM	Council Chambers
Cultural Affairs Commission			
April 11	Wednesday	7:00 PM	TBA
Planning Commission			
April 11	Wednesday	7:00 PM	TBA
Civil Service Commission			
April 4	Wednesday	7:00 PM	Council Chambers
• Times and dates may be changed. • Meetings may be added or changed • The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.			

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.