



City Hall
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851



Mayor Jim B. Clarke
Vice Mayor Jeffrey Cooper
Council Member Göran Eriksson
Council Member Meghan Sahli-Wells
Council Member Thomas Small

City Council Meeting Agenda

REVISION #1

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

5:30 PM

Monday, November 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. The presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the City Council meeting.

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 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/fios/tv/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.

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

CALL TO ORDER & ROLL CALL:

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. [16-371](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: NEGOTIATION OF REAL PROPERTY FOR
EASEMENT PURPOSES AT 8450 HIGUERA STREET AND
6001 JEFFERSON BOULEVARD, CULVER CITY, CA
CITY NEGOTIATOR: JOHN NACHBAR, CITY MANAGER;
CHARLES HERBERTSON, PUBLIC WORKS DIRECTOR
OTHER PARTIES' NEGOTIATORS: RICHARD SOLOMON
(8450 HIGUERA STREET), TO BE DETERMINED (6001
JEFFERSON BOULEVARD)
UNDER NEGOTIATION: BOTH PRICE AND TERMS.
PURSUANT TO GOVERNMENT CODE SECTION 54956.8

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- CS-2. [16-378](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 8824 NATIONAL BOULEVARD – IVY STATION
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER;
SOL BLUMENFELD, COMMUNITY DEVELOPMENT
DIRECTOR;
MURRAY KANE, KANE, BALLMER & BERKMAN;
TODD MOONEY, KANE, BALLMER & BERKMAN;
OTHER PARTIES' NEGOTIATORS: LOS ANGELES
COUNTY METROPOLITAN TRANSIT AUTHORITY
(LACMTA); CULVER STATION, LLC (DEVELOPER)
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. [16-384](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: CITY MANAGER
PURSUANT TO GOVERNMENT CODE SECTION 54957**
- CS.4 [16-402](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 9300 CULVER BOULEVARD ROBERTSON
BOULEVARD
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER;
SOL BLUMENFELD, COMMUNITY DEVELOPMENT
DIRECTOR;
MURRAY KANE, KANE BALLMER AND BERKMAN
OTHER PARTIES NEGOTIATORS: COMBINED / HUDSON
9300 LLC,
HACKMAN CAPITAL PARTNERS, 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**

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [16-380](#) **PRESENTATION OF A CERTIFICATE OF RECOGNITION
TO FAMILY SELF SUFFICIENCY PROGRAM GRADUATE
YOLANDA YEARNS.**

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

**COMMUNITY ANNOUNCEMENTS BY MEMBERS/INFORMATION ITEMS FROM
STAFF**

Note: Council Members will have up to two minutes each to provide announcements (not including requests to "adjourn in memory".) Any additional announcements and/or requests to place items on a future agenda may be held to the end of the City Council Meeting, after all other business appearing on the agenda has been completed.

PRESENTATIONS TO CITY COUNCIL

- P-1. [16-376](#) **INTRODUCTION OF NEW WEST LOS ANGELES
COLLEGE PRESIDENT, DR. JAMES LIMBAUGH**
- P-2. [16-401](#) **PRESENTATION FROM THE CULVER CITY COMMITTEE
ON HOMELESSNESS OF A REPORT ON THE LOS
ANGELES COUNTY HOMELESSNESS INITIATIVE.**

JOINT PUBLIC COMMENT - Items NOT on the Agenda (Limit 20 Minutes)

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.

ORDER OF THE AGENDA

Note: The presiding officer or City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

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. Any Consent Calendar item that is pulled for discussion by a Council Member (not including brief questions, points of clarification and the like, which can be handled quickly), or because a public comment card(s) has been filed with the City Clerk, may be pulled from the Consent Calendar and considered later in the agenda, at the discretion of the presiding officer or City Council.

- C-1. [16-377](#) **CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR OCTOBER 15, 2016 - NOVEMBER 4, 2016.**

Attachments: [Final Cash Disbursement for 111416](#)

- C-2. [16-381](#) **CC:HA:SA:PA:DC - APPROVAL OF MINUTES FOR THE REGULAR MEETING OF OCTOBER 24, 2016.**

Attachments: [CCCC 102416 Minutes - DRAFT](#)

- C-3. [16-347](#) **CC - (1) APPROVAL OF AN AGREEMENT WITH ACE FENCE COMPANY IN AN AMOUNT NOT-TO-EXCEED \$54,900.00 FOR THE REPLACEMENT OF DAMAGED PLASTIC BLOCK WALLS AT FOUR CITY-OWNED PARKS; AND (2) AUTHORIZE \$5,490.00 IN CONTINGENCY AUTHORITY FOR THE PUBLIC WORKS DIRECTOR/CITY ENGINEER.**

Attachments: [16-11-14 PW MaintOps CITYCOUNCIL GENERAL GlassBlockWall](#)

- C-4. [16-355](#) **CC - APPROVAL OF AN EXTRA WORK CHANGE ORDER TO THE EXISTING CONTRACT WITH ALDRIDGE ELECTRIC INC. IN THE AMOUNT OF \$167,890 FOR THE CONSTRUCTION OF THE TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004**

- C-5. [16-358](#) CC - (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 12, 2016 TO CONSIDER LEVY OF THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2017.

Attachments: [ATT 1 - BID Reso Notice of Intent 2017 w ATT.pdf](#)
 [ATT No. 2 BID Renewal Notes.pdf](#)

- C-6. [16-366](#) CC - APPROVAL OF A RESOLUTION AUTHORIZING AN EXTENSION OF TIME FOR THE LEVY AND COLLECTION OF THE 2017 CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENTS.

Attachments: [2016-11-14 ATT NO. 1 Resolution Extending Time for CCAD BID Re](#)

- C-7. [16-367](#) CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER FOR USE OF THE PUBLIC RIGHT-OF-WAY NEAR 8884 VENICE BOULEVARD.

Attachments: [System Exhibit - Time Warner 8884 Venice Blvd.pdf](#)
 [Resolution-Time Warner 8884 Venice Blvd.pdf](#)

- C-8. [16-368](#) CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH XO COMMUNICATIONS FOR USE OF THE PUBLIC RIGHT-OF-WAY NEAR 5701 BUCKINGHAM PARKWAY

Attachments: [System Exhibit XO Comm 5701 Buckingham Parkway.pdf](#)
 [Resolution XO Comm 5701 Buckingham.pdf](#)

- C-9. [16-372](#) CC - ADOPTION OF A RESOLUTION AUTHORIZING AN APPLICATION TO THE SCAG SUSTAINABILITY PLANNING GRANTS PROGRAM FOR BICYCLE & PEDESTRIAN MASTER PLAN CORRIDOR STUDIES

Attachments: [2016-11-14 ATT NO. 1 SCAG Sustainability Grants FAQ](#)
 [2016-11-14 ATT NO. 2 Resolution Approving SCAG Grant Applicatio](#)

- C-10. [16-373](#) CC - APPROVAL OF A PURCHASE ORDER WITH COMMLINE INC. FOR THE PURCHASE OF 50 BODY WORN CAMERAS WITH WARRANTY PACKAGE AND 15 SECONDARY CAMERAS WITH WARRANTY PACKAGE, IN AN AMOUNT NOT-TO-EXCEED \$67,475.43.

Attachments: [16 11 14 ATT NO. 1 CC](#)

- C-11. [16-375](#) CC - (1) WAIVER OF COMPETITIVE BIDDING AND APPROVAL OF A CONSTRUCTION CONTRACT CHANGE ORDER WITH HP COMMUNICATIONS IN THE AMOUNT OF \$850,000 FOR LATERAL CONSTRUCTION AND AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE SUCH CHANGE ORDER; (2) WAIVER OF COMPETITIVE BIDDING AND APPROVAL OF AN AMENDMENT TO THE EXISTING MATERIALS PROCUREMENT AGREEMENT WITH MOX NETWORKS, LLC FOR THE PURCHASE OF LATERAL CONSTRUCTION MATERIALS AND NETWORKING ELECTRONICS IN AN AMOUNT NOT-TO-EXCEED \$1,204,054; (3) APPROVAL OF THE LATERAL SELECTION STRATEGY AS DETAILED IN THE REPORT AND AUTHORIZATION TO THE CITY MANAGER TO SELECT PROPERTIES FOR LATERAL CONSTRUCTION; (4) AUTHORIZATION TO THE CITY MANAGER TO AMEND THE CONSTRUCTION CONTRACT AND MATERIALS PROCUREMENT AGREEMENT FOR THE CONSTRUCTION OF CUSTOMER FUNDED LATERALS; (5) APPROVAL OF THE PRICING METHODOLOGY AS DETAILED IN THE GUIDELINES FOR CUSTOMER USE OF THE CITY'S DARK FIBER AND DELEGATION OF AUTHORITY TO THE CITY MANAGER TO NEGOTIATE AND EXECUTE DARK FIBER USE AGREEMENTS; (6) ADOPTION OF A RESOLUTION DELEGATING AUTHORITY TO THE CITY MANAGER TO ACCEPT/CONSENT TO INTERESTS OR EASEMENTS IN REAL ESTATE AND OTHER INTERESTS OR RIGHTS IN LEASES AND LICENSES FOR THE NETWORK; (7) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND EXECUTE CERTAIN AGREEMENTS AND INSTRUMENTS FOR THE INSTALLATION, CONSTRUCTION, DEVELOPMENT, OPERATION AND/OR MAINTENANCE OF THE NETWORK WITHIN A TOTAL AMOUNT NOT-TO-EXCEED THE CITY APPROVED

BUDGET FOR THE NETWORK; AND (8) APPROVAL OF AN AMENDMENT TO THE EXISTING AGREEMENT WITH BALLER STOKES & LIDE, PC IN AN AMOUNT NOT-TO-EXCEED \$150,000 FOR SPECIALIZED TELECOMMUNICATIONS LEGAL SERVICES RELATED TO THE MUNICIPAL FIBER NETWORK PROJECT.

Attachments: [Quote HP Construction for Network Laterals.pdf](#)
[Resolution Delegating Easement Acceptance to City Manager.pdf](#)
[Culver City Dark Fiber Pricing Considerations of 20161104.pdf](#)

- C-12. [16-382](#) CC - APPROVAL OF PURCHASE ORDER WITH (1) ADAMSON POLICE PRODUCTS FOR THE PURCHASE OF 100 LWRC PATROL CARBINE RIFLES IN AN AMOUNT NOT-TO-EXCEED \$175,124.80; AND (2) BOTACH INC FOR THE PURCHASE OF 103 RED DOT OPTICAL SIGHTS, 103 TACTICAL LIGHTS, AND 103 RIFLE CASES IN AN AMOUNT NOT-TO-EXCEED \$54,005.97.**

PUBLIC HEARINGS AND ACTION ITEMS

Note: The Public Hearing or Action Item with the most public comment cards on file with the City Clerk may be considered by the City Council as the first item, at the discretion of the presiding officer or City Council. The remaining Public Hearing and Action items shall be considered in the order they appear on the agenda, unless re-ordered by the presiding officer or City Council.

PUBLIC HEARINGS

- PH-1. [16-222](#) CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100, OF TITLE 15.02, "ADOPTION OF STATE CODES," AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS TO BUILDING CODE SECTION 3307 PERTAINING TO PROTECTION OF ADJOINING PROPERTIES DURING CONSTRUCTION PROJECTS; AND ADOPTING BY REFERENCE THE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA HISTORICAL BUILDING CODE, 2016 EXISTING BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2016 CALIFORNIA REFERENCE STANDARDS CODE.

Attachments: [16-11-14 ATT NO 1 Building Code 2016.pdf](#)
[16-11-14-ATT NO 2 Current Subchapter 15.02.100 Adoption of State](#)
[16-11-14-ATT NO 3 Chapter 33 Safeguards during Const.PNG](#)
[16-11-14-ATT NO 4 Courtesy Notificaion 2016 Building Code Adoptio](#)

ACTION ITEMS

- A-1. [16-356](#) CC - (1) CONSIDERATION OF A REQUEST FROM THE COUNTY OF LOS ANGELES FOR THE CITY OF CULVER CITY TO ADOPT A RESOLUTION: (A) ACKNOWLEDGING THAT THE BALDWIN HILLS REGIONAL CONSERVATION AUTHORITY'S (BHRCA) PARK TO PLAYA (P2P) TRAIL WILL NOT BE CONSIDERED IN DEFINING THE 400-FOOT SETBACK REQUIREMENT FOR, OR IN DETERMINING THE APPLICABLE DEVELOPED AREA OR SENSITIVE DEVELOPED AREA IN RELATIONSHIP TO, OIL DRILLING OPERATIONS, AS PROPOSED IN THE DISCUSSION DRAFT OIL DRILLING REGULATIONS FOR THE CITY'S PORTION OF THE INGLEWOOD OIL FIELD (IOF); (B) ACKNOWLEDGING BHRCA'S CONTINUED COMMITMENT TO LOCATING THE P2P TRAIL AS FAR AS FEASIBLY POSSIBLE FROM CITY RESIDENCES AND PROVIDE OTHER MITIGATIONS TO REDUCE RELATED IMPACTS; AND (C) ACKNOWLEDGING BHRCA'S ADDITIONAL COMMITMENT TO DISCUSS THE CITY'S REQUEST TO PLACE ENVIRONMENTAL QUALITY TESTING AND MONITORING DEVICES ALONG THE P2P TRAIL WITH THE OBJECTIVE OF DEVELOPING A MUTUALLY AGREEABLE PLAN; AND (2) IF DESIRED, ADOPTION OF A RELATED RESOLUTION.

Attachments: [2016-11-14 ATT NO. 1 County Request re P2P Trail Project.pdf](#)
[2016-11-14 ATT NO. 2 Resolution Re P2P Trail Project.pdf](#)

- A-2. [16-314](#) CC - (1) APPROVAL OF PLANS AND SPECIFICATIONS, (2) AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS, AND (3) ADOPTION OF A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE HIGUERA STREET BRIDGE REMOVAL AND REPLACEMENT PROJECT, PZ553, BHLS 5240(026)

Attachments: [Higuera Bridge Civil and Structural Plans.pdf](#)
 [Higuera Bridge Bike Ramp Plans.pdf](#)
 [Specifications - Higuera Bridge Replacement Project](#)
 [2016-11-14 ATT 4 Reso Adopting MND for Higuera Bridge Project.pc](#)

- A-3. [16-400](#) CC - APPROVAL OF PROPOSED TRANSFER AND ASSIGNMENT OF DISPOSITION AND DEVELOPMENT AGREEMENT FOR PARCEL B FROM COMBINED/HUDSON 9300 CULVER LLC (DEVELOPER) TO HC 9300 CULVER, LLC (MANAGED AND CONTROLLED BY HACKMAN CAPITAL PARTNERS, LLC) AND AUTHORIZING THE CITY MANAGER TO CONSENT IN WRITING TO THE ASSIGNMENT AND ASSUMPTION AGREEMENT PROVIDING FOR SUCH TRANSFER.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)