



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

REVISION NO. 1 CITY COUNCIL REGULAR MEETING Monday, January 23, 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/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., 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



Agendas are
Available on the web at
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REVISION NO. 1
AGENDA
City Council
REGULAR MEETING

Monday, January 23, 2012
4:00 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 - 4:00 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.** Conference with Real Property Negotiators
Re: 3578, 3600 Hayden Avenue, 8432, 8454, 8476, 8500 Stellar Drive, 3623 Eastham and 8439 Warner Drive / Agency Negotiators: John Nachbar, City Manager/ Executive Director; Sol Blumenfeld, Assistant Executive Director/ Community Development Director; Todd Tipton, Deputy Community Development Director /Redevelopment Administrator.
Other Parties Negotiators: Hayden Tract Owner’s Association
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.** Conference with Real Property Negotiators
Re: 12337-12423 Washington Boulevard, 4061-4069 Centinela Avenue and 4064 Colonia Avenue
Agency Negotiators: John M. Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; and Murray Kane, City Special Counsel/Agency General Counsel
Other Parties Negotiators: Lab Holding LLC; Red Barn Company in partnership with

Regency Centers

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 Real Property Negotiators

Re: 9814 Washington Boulevard

Agency Negotiators: John M. Nachbar, City Manager/Executive Director;

Sol Blumenfeld, Community Development Director/Asst. Exec. Dir.;

Todd Tipton, Redevelopment Administrator; and

Murray Kane, City Special Counsel

Other Parties Negotiators: The Jazz Bakery

Under Negotiation: Both Price and Terms, including use restrictions, development obligations, and other monetary related considerations.

Pursuant to Government Code Section 54956.8

CS-4. Conference with Real Property Negotiators

Re: 8600 Hayden Place and 8550 Higuera Street

Agency Negotiator: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld,

Community Development Director/Assistant Executive Director; Todd Tipton, Deputy

Community Development Director/Redevelopment Administrator; and Murray Kane, Agency General Counsel/City Special Counsel

Other Parties Negotiators: Hackman Capital

Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary considerations.

Pursuant to Government Code Section 54956.8

CS-5. Conference with Real Property Negotiators

Re: 9300 Culver Boulevard

City/ Agency Negotiators: John Nachbar, City Manager / Executive Director; Sol

Blumenfeld, Assistant Executive Director / Community Development Director; Todd Tipton,

Deputy Community Development Director / Redevelopment Administrator.

Other Parties Negotiators: Combined Properties Inc. / Hudson Pacific Properties Inc.

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-6. Conference with Real Property Negotiators

Re: 4044-4068 Globe Avenue

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

Community Development Director/Asst. Executive Director, and Murray Kane, City Special Counsel

Other Parties Negotiators: Habitat for Humanity of Greater Los Angeles

Under Negotiation: Both Terms and Price

Pursuant to Government Code Section 54956.8

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.** Presentation of Certificates of Appreciation to the Participants in the Language Exchange Program.

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 REDEVELOPMENT AGENCY BOARD ITEM: \(1\) City Council and Agency Board Consideration and \(2\) City Council Approval of a Seventh Implementation Agreement with Axis Mundi RE II, LLC, for Development of the Baldwin Site \(12803-23 West Washington Boulevard\).](#)
That the City Council: Approve a Seventh Implementation Agreement with Axis Mundi RE II, LLC for the development of the Baldwin Site (12803-23 West Washington Boulevard); authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

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 December 12, 2011](#)
Approve minutes.

- C-2. [Cash Disbursements for December 31, 2011 - January 13, 2012](#)
Approve disbursements.
- C-3. [Adoption of a Resolution of Intention to Vacate a Portion of Ocean Drive from the East Side of Overland Avenue Extending Approximately 110 Feet East to its Easterly Terminus and Setting the Matter for Public Hearing.](#)
Adopt a Resolution of Intention to vacate a portion of Ocean Drive from the east side of Overland Avenue extending approximately 110 feet east to its easterly terminus, as shown on Exhibits "A" and "B", and set a public hearing for March 5, 2012.
- C-4. [Award of a Construction Contract to STL Landscape, Inc. as the Lowest Responsive and Responsible Bidder for the Construction of the Culver City Demonstration Rain Gardens Project, P-497.](#)
Award a construction contract to STL Landscape, Inc., as the lowest responsive and responsible bidder, for the Culver City Rain Gardens Project, P-497, in the amount of \$344,216, based on its base bid; authorize the Public Works Director/City Engineer to approve change orders in the amount not-to-exceed \$36,422, 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.
- C-5. [Approval of the Submission of a Grant Application Through the Proposition 84 Stormwater Grant Program for the Construction of a Low Flow Diversion System.](#)
Approve the submission of a grant application through the Proposition 84 Stormwater Grant Program; 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. [\(1\) Adoption of an Ordinance Amending the Culver City Municipal Code to Add a New Chapter 15.13 Relating to Mobile Home Park Resident Protection; and \(2\) Adoption of a Resolution Establishing the Fees for Processing a Relocation Impact Report Application.](#)
Adopt an Ordinance amending the Culver City Municipal Code to add a new Chapter 15.13 relating to Mobile Home Park Resident Protection; and adopt a Resolution establishing the fees for processing a Relocation Impact Report application.
- C-7. [Approval of a Professional Services Agreement with NBS for Special Tax Consulting Services Related to the Development of a Community Facilities District for the Washington/National Transit Oriented District.](#)
Approve a professional services agreement with NBS for special tax consulting services related to the development of a Community Facilities District for the Washington/National Transit Oriented District in an amount not to exceed \$48,750; 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-8. [Adoption of a Resolution Establishing the City's Medical Insurance Contribution under the Public Employees' Medical and Hospital Care Act for Safety Plan Members in the Police Management Group, Fire Management Group, and Firefighters Group, and Rescinding](#)

[Resolution No's 2006-R079, 2006-R080, and 2007-R048.](#)

Adopt the Resolution establishing the City's Contribution under the Public Employees' Medical and Hospital Care Act for employees in the Culver City Police Management Group, and rescind Resolution #2007-R048; adopt the Resolution establishing the City's Contribution under the Public Employees' Medical and Hospital Care Act for employees in the Culver City Fire Management Group, and rescind Resolution #2006-R079; and adopt the Resolution establishing the City's Contribution under the Public Employees' Medical and Hospital Care Act for employees in the Culver City Firefighters Association Local 1927, AFL- CIO, and rescind Resolution #2006-R080.

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. [1\) PUBLIC HEARING – FOUR-FIFTHS VOTE REQUIREMENT – Waiver of Certain Bid Requirements Relative to the West Washington AIP Phase III and Phase IV Project, P-1499; and 2\) Approval of the Bid Documents \(Plans and Specifications\) for the West Washington Area Improvement Plan, Phases III and IV.](#)

Waive certain bid requirements for the Washington AIP Phase III and Phase IV Project, P-1499 relative to: (a) the City Council's approval of bid specifications and plans subsequent to solicitation of bids; (b) a shortened period for the review of specifications and plans prior to bid submittal from 10 days to 9 days; and (c) authorization to the City Manager to negotiate a contract with the bidders or other potential contractors in the event no bids are submitted or the City Manager determines the bids submitted to be insufficient; {WAIVER OF BID REQUIREMENTS REQUIRES A FOUR-FIFTHS VOTE}; and approve the Bid Documents for the West Washington Area Improvement Plan, Phase III and Phase IV Project, P-1499.

- PH-2. [PUBLIC HEARING – \(1\) Consideration of the Community Development Block Grant Fund Allocation for Fiscal Year 2012/2013; \(2\) Adoption of a Resolution Authorizing the Filing of the Application for Funding; and \(3\) Approval of a Reimbursable Contract with the County of Los Angeles Concerning Culver City's Allocation.](#)

Allocate funding for the proposed FY 2012/2013 CDBG projects; adopt a resolution authorizing the filing of the FY 2012/2013 application for funding from the CDBG Program, including all certifications; designate the City Manager as the authorized City official to execute and file all documents pertaining to the CDBG program, including making minor adjustments to project funding to address the actual FY 2012/2013 CDBG Allocation; approve the CDBG Reimbursable Contract with the County of Los Angeles concerning Culver City's FY 2012/2013 CDBG Allocation; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

- PH-3. [PUBLIC HEARING –Approval of the Use of Monies for Front Line Police Services as a Result of a Supplemental Law Enforcement Services Fund Grant Under the Citizen's Option for Public Safety \(COPS\) Program, Including Continued Funding of a Property Technician Position \(Non-Sworn\) in the Property and Forensic Unit and Creation of an Overtime-Funded Officer Task Force to Address Community Crime Prevention.](#)

Approve the continued use of SLESF program grant monies to fund one Property Technician position and, with any remaining grant monies, an overtime-funded task force to address community crime prevention.

JOINT ACTION ITEMS

- J-1. [JOINT CITY COUNCIL AND PARKING AUTHORITY BOARD AGENDA ITEM: 1\) Consideration of Parking Fee Increases for Downtown Public Parking Facilities, Downtown On-Street Parking Meter Rate Increases and Other Changes to On-Street Parking Operations Pursuant to the Walker Parking Downtown Parking Study; and 2\) Adoption of Related Resolutions.](#)
Consider staff recommendations; and direct staff as deemed appropriate.
- J-2. [JOINT CITY COUNCIL AND PARKING AUTHORITY BOARD AGENDA ITEM: \(1\) City Council and Parking Authority Board Consideration and \(2\) City Council Direction Regarding a Parking Enforcement Report Including Recommendations to Accommodate the Implementation of the Walker Parking Study with a Recommended 18-month Pilot Enforcement Program and Other Considerations.](#)
Consider staff recommendations; and direct staff as deemed appropriate.
- J-3. [JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Consideration of \(1\) a Conceptual Proposal by Boulevard Music to Produce a Musical Event in Lieu of the 2012 Culver City Music Festival; and \(2\) a Conceptual Proposal for the City to Produce a 2012 Summer Concert and \(3\) Direct the City Manager as Deemed Appropriate.](#)
That the City Council and Agency Board: Consider the conceptual proposal made by Mr. Gary Mandell to produce an alternative musical event in place of the Culver City Music Festival for 2012; and iIn the case the City Council supports the concept, direct the City Manager to enter into formal discussion with Mr. Mandell to develop a Memorandum of Understanding for consideration by the City Council in February, 2012; AND consider the concept of a 2012 Culver City Summer Concert and direct the City Manager as deemed appropriate.

ACTION ITEMS

- A-1. [Receipt and Filing of the Information Related to the City's Intention to Provide Additional Service Credit for Local Miscellaneous Members of the California Public Employees Retirement System.](#)
Receive and file this report.
- A-2. [Consideration of City Sponsorship of the Westdoc Conference and Approval of Memorandum of Understanding Related thereto.](#)
Consider staff recommendations; and direct staff as deemed appropriate.
- A-3. [Adoption of a Resolution Establishing a Citywide Valet Parking Program and Related Procedures, Regulations and Fees and Rescinding Resolution No. 2009-R052.](#)
Adopt a Resolution establishing a Citywide Valet Parking Program Procedures and Regulations and Program Fees.

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
January 30, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule – January 2012

Date	Day	Time	Location
City Council			
<i>January 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>January 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>January 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>January 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>January 3</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>January 10</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>January 27</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>January 4</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Times and dates may be changed.</i> <i>Meetings may be added or changed</i>			

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.