



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD,
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-6000
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CITY COUNCIL REGULAR MEETING Monday, May 14, 2012

ANDREW WEISSMAN, Mayor
JEFFREY COOPER, Vice Mayor
JIM B. CLARKE, Council Member
MICHEÁL O'LEARY, Council Member
MEGHAN SAHLI-WELLS, Council Member

John M. Nachbar, City Manager

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, May 14, 2012
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

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

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.** Conference with Legal Counsel – Existing Litigation
Re: Lisa Lujan v. City of Culver City et al.
Case No. BC465942
Pursuant to Government Code Section 54956.9(a)
- CS-2.** Conference with Real Property Negotiators
Re: 9300 and 9400 Culver Blvd. and 9099 Washington Blvd.
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director and Murray Kane, City Special Counsel
Other Parties Negotiators: The Culver Hotel/Century Wilshire Inc.
Under Negotiation: Both Price and Terms, 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: 9290 Culver Boulevard and 9099 Washington Boulevard
City Negotiators: John M. Nachbar, City Manager, Sol Blumenfeld, Community Development Director, Todd Tipton, Economic Development Administrator and Murray Kane, City Special Counsel

Other Parties Negotiators: Trader Joe's

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: 9300 Culver Boulevard.

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Administrator; Murray Kane, City Special Counsel.

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

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

Pursuant to Government Code Section 54956.8

CS-5. Conference with Labor Negotiators

City designated representatives: City Attorney Carol Schwab and Human Resources Director Serena Wright

Employee Organization: City Manager

Pursuant to Government Code Section 54957.6

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 to the City Council from the Los Angeles County Assessor's Office.

P-2. Presentation of a Commendation to Transit Operator Manuel Flores, 2011 Earl Barr Culver CityBus Operator of the Year.

P-3. Presentation of a Proclamation Designating May as Older Americans Month.

P-4. A Presentation to the City Council from Southern California Edison Related to the City's Participation in the Energy Leadership 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.

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. [\(1\) Acceptance of Grant Funds in the Amount of \\$182,182 from the Los Angeles County Department of Community and Senior Services – Area Agency on Aging \(AAA\) to Fund the Culver City Senior Nutrition Program in Fiscal Year 2012/2013; and \(2\) Approval of a Grant Agreement with the Los Angeles County Department of Community and Senior Services for a Four Year Cycle Commencing July 1, 2012 and Ending June 30, 2016.](#)
Accept grant funds in the amount of \$182,182 awarded by the Los Angeles County Department of Community and Senior Services – Area Agency on Aging (AAA) to fund the Culver City Senior Nutrition Program in Fiscal Year 2012/2013; approve a Senior Nutrition Program Grant Agreement between the City and the Los Angeles County Department of Community and Senior Services for a four year cycle commencing July 1, 2012 and ending June 30, 2016; 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-2. [Adoption of an Ordinance Amending Chapter 15.01, Benefit Assessment District, of the Culver City Municipal Code by Amending Sections 15.01.025 Through 15.01.105 and Adding a New Section 15.01.110 Relating to Benefit Assessment Districts.](#)
Adopt an Ordinance amending Chapter 15.01, Benefit Assessment District, of the Culver City Municipal Code by amending Sections 15.01.025 through 15.01.105 and adding a new Section 15.01.110 relating to benefit assessment districts.
- C-3. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2012/2013.](#)
Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the Higuera Street Landscaping and Lighting Maintenance District and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2012/2013.
- C-4. [Award of a Construction Contract to Pavement Coatings Co. as the Lowest Responsive and Responsible Bidder for the 2012 Residential Slurry Seal Program, P-863.](#)
Award a construction contract to Pavement Coatings Co., as the lowest responsive and responsible bidder, in the amount of \$359,550 for the construction of 2012 Residential Slurry Seal Program, P-863; authorize the Public Works Director/City Engineer to approve change orders to Pavement Coatings Co.'s construction contract for a not-to-exceed amount of \$71,450; 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. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Albright Avenue Streetlight Assessment District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2012/2013.](#)
Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the Albright Avenue Streetlight Assessment District and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2012/2013.
- C-6. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2012/2013.](#)
Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the Landscape Maintenance Assessment District Number 1 and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2012/2013.
- C-7. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2012/2013.](#)
Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the Sewer User's Service Charge and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2012/2013.
- C-8. [Award of a Construction Contract to California Professional Engineering, as the Lowest Responsive and Responsible Bidder, for the Construction of the Sepulveda Boulevard Widening Project \(Phase II\), Street Lighting Upgrade, P-881.](#)
Award a construction contract to California Professional Engineering, as the lowest responsive and responsible bidder, in the amount of \$232,600 for the Sepulveda Boulevard Widening Project (Phase II), Street Lighting Upgrade, P881; authorize the Public Works Director/City Engineer to approve change orders to California Professional Engineering's construction contract for a not-to-exceed amount of \$46,400; 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-9. [\(1\) Acceptance of Work Performed by Damon Inc., \(2\) 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 Veterans Memorial Building Renovations Project, P- 876.](#)
Accept the work performed by the contractor, Damon Inc., for the work performed for the Veterans Memorial Building Renovations Project, P- 876; authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Recorder's Office for recordation; and authorize the release of \$21,205.88 in retention funds to Damon Inc., following the expiration of the thirty-five day lien period.
- C-10. [Adoption of a Resolution Authorizing Staff to Submit Applications through June 30, 2013 for Grant Funding Associated with the Purchase of Alternative Fuel Vehicles and Other Emission Control Technologies.](#)
Adopt a Resolution authorizing the submittal of grant applications and acceptance of such approved funding made available by the AQMD and the MSRC through June 30, 2013 for the purchase of alternative fuel vehicles and other emission control technologies.
- C-11. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual](#)

Assessments for the West Washington Benefit Assessment District Number One and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2012/2013.

Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the West Washington Benefit Assessment District Number One and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2012/2013.

- C-12. Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District Number Two and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2012/2013.
Adopt a Resolution initiating proceedings for the levy and collection of annual assessments for the West Washington Benefit Assessment District Number Two and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2012/2013.

- C-13. Approval of a Professional Services Agreement with The Goodyear Tire & Rubber Company for Transit Bus Tire Leasing for Five Years.
Approve a new five (5) year professional services agreement with the Goodyear Tire & Rubber Company for leased tire services; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute the 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 to Vacate a Portion of Ocean Drive From the East Side of Overland Avenue Extending Approximately 110 feet East to its Easterly Terminus.
Adopt a Resolution vacating a portion of Ocean Drive from the east side of Overland Avenue extending approximately 110 feet east to its easterly terminus.
- PH-2. PUBLIC HEARING - Adoption of a Resolution 1) Establishing and Amending Various Fees and Charges for Services Provided by the City and 2) Rescinding Prior Fee Resolution No. 2011-R027 and Portions of Resolution Nos. 2000-R074, 2003-R023 and 2009-R052.
Adopt a Resolution 1) establishing and amending various fees and charges for services provided by the City; and 2) rescinding prior fee Resolution No. 2011-R027 and portions of Resolution Nos. 2000-R074, 2003-R023 and 2009-R052.

ACTION ITEMS

- A-1. Approval of an Amendment to Exhibit "B" of the Employment Agreement of the City Manager Clarifying and Implementing the Residency Incentive.
Approve the Amendment to Exhibit "B" of the Employment Agreement clarifying and implementing the Residency Incentive; authorize the City Attorney to review/prepare the necessary documents; and authorize the Mayor 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
June 04, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule – May 2012

Date	Day	Time	Location
City Council			
<i>May 7</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>May 14</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>May 1</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>May 8</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>May 9</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>May 2</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> • <i>The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.</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.