



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Mayor
D. SCOTT MALSIN, Vice Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR AGENDA Monday, June 13, 2011

PUBLIC COMMENT

The City Council will listen to the public on any item on the agenda or item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Council, please 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 by name when it is your turn to speak to the Council.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Mayor for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the City Clerk. If additional time is needed, the Mayor will allow for same at the end of the agenda.

When the City Clerk calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Mayor if there is a large number of individuals desiring to address the Council.

NOTE: AT OR ABOUT 11:00 P.M., COUNCILMEMBERS WILL 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.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on silent alert and leave the 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

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available 72 hours before each Council meeting via a tape recorded message by calling 310-253-6020. City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Council meetings on line please visit <http://www.culvercity.org/webcast>.

ALD

Assisted Listening Devices are available through the City Clerk.



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

AGENDA City Council REGULAR MEETING

Monday, June 13, 2011
5:00 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Micheál O'Leary
Vice Mayor D. Scott Malsin
Councilmember Christopher Armenta
Councilmember Jeffrey Cooper
Councilmember Andrew Weissman

City Manager John M. Nachbar

CLOSED SESSION - 5:00 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: 8910 Venice Boulevard Los Angeles
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Director of Community Development/Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators: Robert Lam
Under Negotiation: Both Price and, 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 Legal Counsel – Existing Litigation
Re: Community Health Councils, Inc., City of Culver City, et al., v. County of Los Angeles Case No. BS118018 (Re County Community Standards District for Oil Drilling Operations)
Pursuant to Government Code Section 54956.9(a)
- 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: 10808 Culver Boulevard
City Negotiator: John M. Nachbar, City Manager; Martin R. Cole, Assistant City Manager;
Daniel Hernandez, Director of Parks, Recreation, and Community Services
Other Parties' Negotiators: State of California
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8
- CS-5.** Conference with Labor Negotiators
City designated representatives: City Manager John Nachbar; Director of Human Resources
Serena Wright
Employee Organization: Culver City Employees Association;
Culver City Management Group; Culver City Police Officers
Association; Culver City Fire Fighters Association; Culver
City Police Management Group; Culver City Fire Management Association
Pursuant to Government Code Section 54957.6

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT - Items NOT On The Agenda

PUBLIC COMMENT - Items On The Agenda

JOINT PUBLIC HEARING

- JPH-** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM:](#)
1. [Adoption of a Resolution Adopting the Fiscal Year 2011/2012 Budget for the City of Culver City and the Culver City Redevelopment Agency.](#)
For both the City Council and Agency Board: Adopt respective resolutions approving the Fiscal Year 2011/2012 Budget for the City of Culver City and the Culver City Redevelopment Agency, respectively.

PUBLIC HEARING:

- PH-1.** [PUBLIC HEARING - Adoption of a Resolution Approving Tentative Tract Map No. 71511 \(Case No. TTM P-2011037\) Creating a One Lot Subdivision for Seven \(7\) Residential Condominium Units at 4139-4145 Duquesne Avenue.](#)
Adopt Resolution No. 2011-R__ approving Tentative Tract Map No. 71511, TTM P-2011037, to subdivide the property at 4139-4145 Duquesne Avenue into a one (1) lot subdivision for condominium purposes creating seven (7) airspace units.

JOINT CONSENT CALENDAR

- 1.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM:](#)
[Approval of the Eleventh Amendment to the Existing Professional Services Agreement with Stephen Whipple for Farmers' Market Management Services.](#)
For both the City Council and Agency Board: Approve an Eleventh Amendment to the

existing professional services agreement with Stephen Whipple for Farmers' Market Management Services which (1) extends the term through June 30, 2013; (2) maintain the hourly rate of \$32.00 with an aggregate not-to-exceed amount of \$56,160 per fiscal year (including reimbursement of approved Farmers' Market related expenses),; and to reimburse Mr. Whipple for Market assistants at an annual rate of \$14,560 for the term of the Amendment; authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency.

2. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Tri-Party Professional Services Agreement with Marina Landscape to provide Landscape Maintenance Services for the Period July 1, 2011 through June 30, 2014.](#)
For both the City Council and Agency Board: Approve a tri-party professional services agreement with Marina Landscape to provide landscape maintenance services, and additional, as-needed services on a contingency basis for a term ending on June 30, 2014 in an amount not-to-exceed \$649,275; authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency, respectively.
3. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Professional Services Agreement with Kimley-Horn and Associates for Engineering Consultation Services related to the Real Time Motorist Information System Project.](#)
For both City Council and Redevelopment Agency Board: Approve a professional services agreement with Kimley-Horn for Engineering Consulting Services in an amount not to exceed \$108,530 (\$90,442 base bid plus \$18,088 in contingency) related to the Real Time Parking Information System Project; authorize the City Attorney/Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency, respectively.

CONSENT CALENDAR

Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Clerk before the Consent Calendar is called.

- C-1. [Cash Disbursements for May 14, 2011 - June 3, 2011.](#)
Approve disbursements.
- C-2. [Adoption of a Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2011/2012.](#)
Adopt a Resolution approving and adopting the annual Appropriations Limit for Fiscal Year 2011/2012.
- C-3. [Approval of an Amendment to the Existing Joint Use Agreement with the Culver City](#)

Unified School District Extending the Term Thereof for an Additional Six Months (to December 31, 2011).

Approve an Amendment to the Existing Joint Use Agreement with the Culver City Unified School District Extending the Term Thereof for an Additional Six Months (to December 31, 2011); 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-4. Reject Bids for the Jail Surveillance System Upgrade Project (Edward Byrne Memorial Justice Assistance Grant Formula Program Funds Under the American Recovery and Reinvestment Act Project #1481) and Authorize Staff to Re-Solicit Bids for the Project.
Reject the bids for the Jail Surveillance System Upgrade Project (JAG ARRA Project #1481); and authorize staff to re-solicit bids for the project.
- C-5. Consideration of a Recommendation from the Disability Advisory Committee to Expand the Membership of the Committee from Seven to Nine Members.
(Disability Advisory Committee Recommendation) Expand the membership of the Disability Advisory Committee's from seven to nine members.
- C-6. 1) Adoption of a Resolution Granting a Fireworks Permit Jointly to the Exchange Club and Pyro Spectaculars to Conduct the Annual Fireworks Display Sponsored by the City of Culver City and the Exchange Club to be Held on July 4, 2011; and 2) Approval of a License Agreement Authorizing the Exchange Club's Use of the City's GEM Car for the Fourth of July Event.
Adopt a Resolution granting a permit jointly to the Exchange Club and Pyro Spectaculars to conduct the annual fireworks display sponsored by the City of Culver City and Exchange Club to be held on July 4, 2011; approve a license agreement authorizing the Exchange Club's use of the City's GEM car at the Fourth of July event; 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-7. Approval of a Reauthorization of a Memorandum of Understanding Between the City and the County of Los Angeles Department of Public Works for Paratransit Service for the period July 1, 2011 through June 30, 2014.
Approve a Reauthorization of a Memorandum of Understanding with the Los Angeles County Department of Public Works to provide Paratransit service to residents of View Park, Windsor Hills and Ladera Heights for the period July 1, 2011 through June 30, 2014; 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. Approval of a Reauthorization of a Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority (METRO) to Receive Proposition A Discretionary Incentive Grant Funding for the Paratransit Program for the period July 1, 2011 through June 30, 2016.
Approve a reauthorization of a Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority (METRO) to receive Proposition A Discretionary Incentive Grant Funding for the Paratransit Program for the period July 1, 2011 through 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-9. [Adoption of a Resolution Authorizing the City Manager to Submit a Grant Application through the Baldwin Hills Conservancy's Proposition 84 Grant Program for Jefferson Boulevard Streetscape and Bicycle and Pedestrian Access Improvements.](#)
Adopt a Resolution authorizing the City Manager to submit a grant application through the Baldwin Hills Conservancy's Proposition 84 Grant Program for streetscape and bicycle and pedestrian improvements on Jefferson Boulevard.
- C-10. [Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Right-of-Way Along Culver Boulevard and Mentone Avenue.](#)
Adopt a resolution approving the Encroachment Agreement with Time Warner Cable; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute the documents on behalf of the City.
- C-11. [\(1\) Approval of a Professional Services Agreement with Project Partners for Citywide Sidewalk Inspection Services and \(2\) Authorization to Purchase the MaintStar Internet Based Module to be Used in Conjunction with the Proposed Sidewalk Inspection Services.](#)
Approve a professional services agreement with Project Partners in the aggregate amount of \$40,612 (\$36,920 base plus \$3,692 in contingency); approve the purchase of the internet-based module for the MaintStar work order system in the amount of \$36,000; 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-12. [Award of a Construction Contract to Gold Arc, Inc. \(dba Pasco Doors\) for the Veteran's Memorial Park Facilities Americans with Disabilities Act Door Improvement Project \(Community Development Block Grant Project #601317-10\).](#)
Award a construction contract to Gold Arc, Inc. (dba Pasco Doors) for the Veteran's Memorial Park Facilities Americans with Disabilities Act Door (ADA) Improvement Project (CDBG Project #601317-10), based on its bid amount of \$43,366; authorize the Public Works Director/City Engineer to approve change orders, if necessary, in an amount not-to-exceed \$4,336.60; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

JOINT ITEMS

- J-1. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Selection of Three Developers to Submit Proposals for the Redevelopment of City-Owned Property at 9300 Culver Boulevard.](#)
For both the City Council and Agency Board: Select the Tolkin Group, Combined Properties/Hudson Pacific and Macerich as the most qualified developers to submit a proposal for redevelopment of Parcel B; and authorize the City Manager/Executive Director to prepare and issue the RFP to the developer finalists.

- J-2. [CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: 1\) Selection of Habitat for Humanity of Greater Los Angeles for the Development of the Agency-Owned Site Located at 4044-4068 Globe Avenue for Low and Moderate Income Ownership Housing; and 2\) Direct Staff to Negotiate the Terms and Conditions of an Exclusive Negotiation Agreement for the Preparation and Execution of a Disposition and Development Agreement.](#)
For both the City Council and Agency Board: Select Habitat for Humanity of Greater Los Angeles as the Developer of 4044-4068 Globe Avenue for Low and Moderate Income ownership housing; and direct staff to negotiate the terms and conditions of an Exclusive Negotiation Agreement for the preparation and execution of a Disposition and Development Agreement.
- J-3. [JOINT CITY COUNCIL AND AGENCY BOARD AGENDA ITEM: 1\) Approval of Memoranda of Understanding Among the City of Culver City, the Culver City Redevelopment Agency and a\) the Culver City Exchange Club \(for the Car Show\); b\) Share Our Strength \(for the Taste of the Nation Event\); and c\) Creative Media Collaborative \(for IndieCade\); and 2\) Direction to the City Manager/Executive Director Regarding Release of the Notice of Funding Availability for Fiscal Year 2011/2012.](#)
For both the City Council and Agency Board: Approve a two-year Memorandum of Understanding between and among the City of Culver City, the Culver City Redevelopment Agency and the Culver City Exchange Club delineating the functions, duties and responsibilities of the parties with respect to their partnership in the Culver City Car Show; authorizing the purchase of a sponsorship package in the amount of \$12,000, as budgeted for fiscal years 2011-2012 and 2012-2013; and designating the Car Show as a City- and Agency-sponsored event; approve a two-year Memorandum of Understanding between and among the City of Culver City, the Culver City Redevelopment Agency and Share our Strength delineating the functions, duties and responsibilities of the parties with respect to their partnership in the Taste of the Nation event; authorizing the purchase of a sponsorship package in the amount of \$15,000, as budgeted for 2012 and 2013; and designating Taste of the Nation as a City- and Agency-sponsored event; approve a two-year Memorandum of Understanding between and among the City of Culver City, the Culver City Redevelopment Agency and Creative Media Collaborative delineating the functions, duties and responsibilities of the parties with respect to their partnership in the IndieCade event; authorizing the purchase of a sponsorship package in the amount of \$15,000 as budgeted for 2012 and 2013; and designating IndieCade as a City- and Agency-sponsored event.; authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; authorize the City Manager to execute such documents on behalf of the City and Agency; and provide direction regarding release of the Notice of Funding Availability for Fiscal Year 2011/2012 given the low amount of funds remaining for such NOFA (\$3,000).

ACTION ITEMS:

Public requests to discuss Action Items must be filed with the Clerk before the item is called.

- A-1. [Approval of Proposed Summer Schedule Modifications and Continuation of Existing Schedule for the Non-Summer Period on Culver CityBus Lines 3 and 4 Related to Direct Service into West Los Angeles College.](#)
Approve the proposed summer schedule modifications to Culver CityBus Line 3 and 4 Service into WLAC effective on June 20, 2011; and approve resumption of the current Culver CityBus Lines 3 and 4 service into WLAC in August 8, 2011.

- A-2. [Adoption of a Resolution Approving an Executive Compensation Plan.](#)
Adopt a resolution approving an Executive Compensation Plan.

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

RECEIPT OF CORRESPONDENCE

ITEMS FROM STAFF

ITEMS FROM COUNCIL

ADJOURN

**Next City Council Meeting
June 27, 2011
7:00 PM**

Upcoming Public Meeting Tentative Schedule -- June 2011

Date	Day	Time	Location
City Council			
<i>June – 6</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>June – 13</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>June - 27</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>June – 6</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>June – 13</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>June - 27</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>June – 7</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>June – 14</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>June – 22</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>June –1</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.