



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



Mayor Micheal O'Leary
Vice Mayor Andrew Weissman
Council Member Jim B. Clarke
Council Member Jeffrey Cooper
Council Member Meghan Sahli-Wells

City Council Meeting Agenda

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

5:30 PM

Monday, March 28, 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.

**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 ACCOMODATION:

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/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., 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.

CALL TO ORDER & ROLL CALL:

CLOSED SESSION

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. [15-660](#) CC - 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; EXECUTIVE MANAGEMENT EMPLOYEES
PURSUANT TO GOVERNMENT CODE SECTION 54957.6
- CS-2. [15-713](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED**
LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION – (2
ITEMS)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)

**CS-3. [15-411](#) HA - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 4043 IRVING PLACE
HOUSING AUTHORITY NEGOTIATORS: JOHN NACHBAR,
EXECUTIVE DIRECTOR; SOL BLUMENFELD, ASSISTANT
EXECUTIVE DIRECTOR; TODD TIPTON, ECONOMIC
DEVELOPMENT MANAGER; MURRAY KANE, HOUSING
AUTHORITY SPECIAL COUNSEL.
OTHER PARTIES NEGOTIATORS: 4043 IRVING PLACE
INVESTORS, 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**

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

**P-1. [15-711](#) PRESENTATION OF CERTIFICATES OF APPRECIATION
TO BUSINESSES THAT PROVIDED DONATIONS TO THE
2015 ANNUAL HOLIDAY LUNCHEON.**

**COMMUNITY ANNOUNCEMENTS BY 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. 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.

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. [15-549](#) **CC - APPROVAL OF FREE FARE DAYS FOR CULVER CITYBUS IN ASSOCIATION WITH (1) BIKE TO WORK DAY 2016 (MAY 20, 2016) AND (2) NATIONAL DUMP THE PUMP DAY 2016 (JUNE 16, 2016).**

- C-2. [15-596](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH RMS LIFE SAFETY, INC. FOR THE REPLACEMENT, CALIBRATION AND MAINTENANCE OF LIFE SAFETY SYSTEM SENSORS AT THE TRANSPORTATION FACILITY FOR A FIVE YEAR TERM ENDING ON JUNE 30, 2021 IN AN AMOUNT NOT-TO-EXCEED \$83,462
- C-3. [15-610](#) CC - FOUR-FIFTHS VOTE REQUIREMENT (1) APPROVAL OF AN AGREEMENT WITH INTEGRATED MEDIA SYSTEMS TO DESIGN, PURCHASE, AND INSTALL A REPLACEMENT AUDIOVISUAL SYSTEM AT THE SENIOR CENTER IN AN AMOUNT NOT-TO-EXCEED \$199,431, AND (2) APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$199,595 TO APPROPRIATE GRANT FUNDING RECEIVED FROM THE COUNTY OF LOS ANGELES APPLICABLE TO THIS PROJECT.
- C-4. [15-615](#) CC - (1) TERMINATION OF AN EXISTING AGREEMENT WITH NRG FOR AN ELECTRIC VEHICLE CHARGING STATION SUBSCRIPTION PROGRAM AT CITY HALL; (2) APPROVAL OF AN AGREEMENT WITH NRG FOR THE PURCHASE AND INSTALLATION OF EIGHT ELECTRIC VEHICLE CHARGING STATIONS AT CITY HALL FOR EMPLOYEE USE IN THE AMOUNT OF \$9,432; (3) APPROVAL OF A FLAT FEE OF \$455 ANNUALLY FOR EMPLOYEE USE OF THE CHARGING STATIONS; AND (4) APPROVAL OF THE CONTINUANCE OF A \$260 ANNUAL INCENTIVE FROM NON-GENERAL FUNDS FOR EMPLOYEES WHO CHARGE THEIR ELECTRIC VEHICLES AT WORK AS PART OF THE CITY'S EMPLOYEE COMMUTE EMISSIONS REDUCTION PROGRAM.

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- C-5. [15-619](#) CC - FOUR-FIFTHS VOTE REQUIREMENT APPROVAL OF: (1) A BUDGET AMENDMENT TO APPROPRIATE \$146,960 FOR FINAL DESIGN AND \$180,601 FOR RIGHT-OF-WAY FUNDING; AND (2) AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH IDC CONSULTING ENGINEERS, INC. IN AN AMOUNT NOT-TO-EXCEED \$45,000 FOR THE HIGUERA STREET BRIDGE REPLACEMENT PROJECT, PZ-553, BHLS 5240(026).
- C-6. [15-663](#) CC - APPROVAL OF THE SUBMISSION OF AN APPLICATION TO THE RECYCLING PARTNERSHIP GRANT PROGRAM IN THE AMOUNT OF \$263,370 FOR R E C Y C L I N G C A R T REPAIR/MAINTENANCE/REPLACEMENT AND RESIDENT EDUCATION.
- C-7. [15-678](#) CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH ZAYO GROUP FOR FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 8870 WASHINGTON BOULEVARD
- Attachments:** [Resolution Encroachment Agreement Zayo Group 8870 Washington System Exhibit Encroachment Agreement Zayo Group 8870 Washin](#)
- C-8. [15-685](#) CC - APPROVAL OF A PURCHASE ORDER FOR THE ACQUISITION OF ONE RIDE-ON SWEEPER FOR THE TRANSPORTATION DEPARTMENT IN AN AMOUNT NOT-TO-EXCEED \$44,857.93.
- C-9. [15-703](#) CC - AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR A PARKING ACCESS AND REVENUE CONTROL SYSTEM FOR THE CITY'S PARKING FACILITIES

- C-10. [15-645](#) SA - ADOPTION OF A RESOLUTION APPROVING AN AMENDMENT TO THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34191.3 AND 34191.5 AND APPROVING RELATED ACTIONS.

Attachments: [16-03-28-ATT NO 1 Amendment to LRPMP.pdf](#)

- C-11. [15-677](#) CC - (1) APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND (2) AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE CURB, GUTTER, AND SIDEWALK REPLACEMENT PROJECT, PZ428.

- C-12. [15-679](#) CC - APPROVAL OF A MEMORANDUM OF AGREEMENT REGARDING THE ADMINISTRATION AND COST SHARING OF IMPLEMENTING THE COORDINATED INTEGRATED MONITORING PROGRAM FOR THE BALLONA CREEK WATERSHED IN AN AMOUNT NOT-TO-EXCEED \$138,290 (\$125,718 BASE AMOUNT PLUS \$12,572 CONTINGENCY).

Attachments: [MOA BC CIMP FINAL.pdf](#)

- C-13. [15-680](#) CC - APPROVAL OF AMENDMENT TO THE EXISTING CONSTRUCTION CONTRACT WITH PAC WEST AMERICAN SCALES LLC FOR THE TRANSFER STATION TRUCK SCALE REPLACEMENT PROJECT AT THE SOLID WASTE AND RECYCLING TRANSFER STATION LOCATED AT 9255 JEFFERSON BOULEVARD TO INCREASE THE CONTRACT FOR AN AMOUNT NOT-TO-EXCEED \$131,612.73 (\$99,612.73 BASE AMENDMENT PLUS \$32,000 IN CHANGE ORDER AUTHORITY TO A TOTAL AMENDED NOT-TO-EXCEED AMOUNT OF \$352,418.03).

- C-14. [15-682](#) CC - APPROVAL OF THE FIRST AMENDMENT TO THE CONSULTANT AGREEMENT FOR MAINTENANCE AND OTHER SERVICES RELATING TO THE CITY'S MUNICIPAL FIBER NETWORK WITH MOX NETWORKS, LLC.

Attachments: [First Amend to MOX Consultant Agreement v2.pdf](#)

- C-15. [15-683](#) CC - FOUR-FIFTHS VOTE REQUIREMENT - (1) APPROVAL OF A BUDGET AMENDMENT APPROPRIATING \$1,180,048 OF METRO GRANT FUNDS AND \$470,102 OF MATCHING FUNDS; AND (2) AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSAL (RFP) FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005
- C-16. [15-684](#) (1) ACCEPTANCE OF WORK PERFORMED BY PETERSON-CHASE GENERAL ENGINEERING CONSTRUCTION, INC.; (2) AUTHORIZATION TO FILE A NOTICE OF COMPLETION; AND (3) AUTHORIZATION TO RELEASE THE RETENTION PAYMENT IN THE AMOUNT OF \$3,618.31 AFTER EXPIRATION OF THE 35-DAY LIEN PERIOD, FOR THE CONSTRUCTION OF THE DUQUESNE AVENUE BRIDGE EXPANSION JOINT REPAIR PROJECT, PZ-938.
- C-17. [15-698](#) CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE SYD KRONENTHAL PARK AGE 2 - 5 PLAYGROUND REHABILITATION PROJECT, PZ-831.
- C-18. [15-705](#) HA - APPROVAL OF THE SUBMISSION OF THE FAMILY SELF SUFFICIENCY PROGRAM COORDINATOR GRANT IN THE AMOUNT OF \$69,000 TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND (2) AUTHORIZE THE ELIMINATION OF THE FAMILY SELF SUFFICIENCY PROGRAM COORDINATOR POSITION (A CONTRACT POSITION) IN THE EVENT GRANT FUNDING IS LOST OR TERMINATED.

- C-19. [15-706](#) CC - ADOPTION OF AN ORDINANCE APPROVING A COMPREHENSIVE PLAN, HEIGHT EXCEPTION AND TENTATIVE TRACT MAP (P2015-0141) TO ALLOW A MIXED USE TRANSIT ORIENTED DEVELOPMENT CONSISTING OF A 148 ROOM HOTEL, APPROXIMATELY 57,700 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USES, 196,300 GROSS SQUARE FEET OF OFFICE USE, AND 200 RESIDENTIAL DWELLING UNITS LOCATED AT 8824 NATIONAL BOULEVARD.

Attachments: [16-03-28-ATT No 1 Ivy Station Ordinance-Exhibit A Conditions of Ap](#)

- C-20. [15-709](#) CC - ADOPTION OF RESPECTIVE RESOLUTIONS APPROVING SIDE LETTERS OF AGREEMENT WITH THE CULVER CITY POLICE OFFICERS' ASSOCIATION, CULVER CITY POLICE MANAGEMENT GROUP, CULVER CITY FIREFIGHTERS' ASSOCIATION AND THE CULVER CITY FIRE MANAGEMENT GROUP RELATING TO FILMING AND SPECIAL EVENT ASSIGNMENTS

Attachments: [16-03-28 ATT 1 Resolution Approving CCPOA Side Letter Agreement](#)
[16-03-28 ATT 2 Resolution Approving CCPMG Side Letter Agreement](#)
[16-03-28 ATT 3 Resolution Approving CCFF Side Letter Agreement.](#)
[16-03-28 ATT 4 Resolution Approving CCFMG Side Letter Agreement](#)

- C-21. [15-710](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR MEETING OF MARCH 14, 2016.

Attachments: [CCCC 031416 - FINAL](#)

- C-22. [15-712](#) HA - APPROVAL OF A LOAN PURCHASE CONTRACT RELATED TO THE LOAN FOR 4043 IRVING PLACE.

Attachments: [16-03-28 ATT 1 Loan Purchase Contract.pdf](#)

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. [15-697](#) CC - ADOPTION OF A RESOLUTION APPROVING DENSITY AND OTHER BONUS INCENTIVES, DOBI P-2014187, FOR A PROPOSED THREE-STORY, APARTMENT BUILDING CONSISTING OF 36 MULTI-FAMILY UNITS WHICH WILL INCLUDE THREE VERY LOW INCOME AFFORDABLE UNITS ABOVE AN 85 SPACE SUBTERRANEAN PARKING LEVEL AT 4025 GRAND VIEW BOULEVARD.

Attachments: [16-03-28-ATT NO 1 Resolution No. 2016-R .pdf](#)
[16-03-28-ATT NO 2 Planning Commission Resolution No. 2016-P001](#)
[16-03-28-ATT NO 3 January 27, 2016 Planning Commission Staff Re](#)
[16-03-28-ATT NO 4 Preliminary Development Plans Reduced.pdf](#)
[16-03-28-ATT NO 5 Financial Analysis.pdf](#)
[16-03-28-ATT NO 6 January 27, 2016 Planning Commission Minutes.](#)

ACTION ITEMS

A-1. [15-676](#) CC - ADOPTION OF A RESOLUTION (1) ADOPTING THE CULVER CITY URBAN FOREST MASTER PLAN, WHICH SHALL SUPERSEDE AND REPLACE THE EXISTING CULVER CITY STREET TREE MASTER PLAN AND IMPLEMENTATION GUIDELINES DATED NOVEMBER 11, 2002; AND (2) ADOPTING A CATEGORICAL EXEMPTION RELATING THERETO PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Attachments: [16-03-28 ATT 1 Resolution Adopting Urban Forest Master Plan - FIN](#)
[16-03-28 ATT 2 Culver City Urban Forest Master Plan FINAL.pdf](#)

- A-2. [15-707](#) CC:HA - (1) DISCUSSION OF OPTIONS FOR NEW AFFORDABLE HOUSING PROGRAMS AND INCENTIVES; (2) ADOPTION OF A RESOLUTION ADOPTING THE AFFORDABLE HOUSING INCENTIVE AREA (AHIA) PROGRAM; AND (3) DIRECTION TO CITY MANAGER/EXECUTIVE DIRECTOR AS DEEMED APPROPRIATE.

Attachments: [16-03-28 Attachment No. 1 Resolution adopting AHIA Program.pdf](#)
[16-03-28-ATT. No. 2 Affordable Housing Incentive Area map](#)
[15 03 28 ATT. No. 3 KMA Memorandum on AHIA Program.pdf](#)
[16 03 28 ATT. No. 4 Levels of Affordability.pdf](#)
[16 03 28 ATT No. 5 AHIA Program Implementation.pdf](#)
[16 03 28 ATT No. 6 Affordable Housing Program Summary.pdf](#)

- A-3. [15-702](#) CC - (1) RECEIPT AND FILING OF THE CULVER CITY CENTENNIAL CELEBRATION COMMITTEE'S QUARTERLY REPORT, AND (2) (IF DESIRED) DIRECT THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [16-03-28 CCCCC Quarterly Report.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

ADJOURN