



Culver CITY

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ANDREW WEISSMAN, Mayor
JEFFREY COOPER, Vice Mayor
JIM B. CLARKE, Councilmember
MICHEAL O'LEARY, Councilmember
MEGHAN SAHLI-WELLS, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING Monday, November 12, 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 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 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 A FUTURE MEETING DATE.



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

AGENDA CITY COUNCIL REGULAR MEETING

Monday, November 12, 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 Real Property Negotiators
Re: 10808 Culver Boulevard
City Negotiators: John Nachbar, City Manager;
Martin R. Cole, Assistant City Manager
Other Parties Negotiators: Wende Museum
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8
- CS-2.** Conference with Real Property Negotiators
Re: 700 Corporate Pointe
City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld,
Community Development Director/Assistant Executive Director; Todd Tipton, Economic
Development Administrator; Murray Kane, City Special Counsel/Successor Agency Special
Counsel.
Other Parties Negotiators: IDS Real Estate Group
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 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: 9300 Culver Blvd. (Parcel B)
City Negotiators: John Nachbar, City Manager;
Other Parties Negotiators: Popular Press Media Group
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 By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

P-1. A Proclamation in Honor of Veterans Day 2012.

**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/CULVER CITY HOUSING AUTHORITY/SUCCESSOR
AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM:](#)

Approve Disbursements.

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 a Donation from the Culver City Sister City, Inc. Committee to Cover Material Costs for the Installation of a Sister Cities Sign; and 2) Authorization of the Purchase and Installation of a Sister Cities Sign and Plaque Near the Corner of Culver Boulevard and Duquesne Avenue.
Accept a donation from CCSCC to cover material costs for the installation of a Sister Cities Sign; and Authorize the purchase and installation of a Sister Cities Sign and plaque near the corner of Culver Boulevard and Duquesne Avenue.
- C-2. Approval of a Memorandum of Understanding with the Culver City Chamber of Commerce Regarding the Parties Cooperation in Community Events, Projects and the General Economic Development of the City.
Approve the two-year Memorandum of Understanding with the Culver City Chamber of Commerce regarding the parties cooperation in community events, projects and the general economic development of the City; Authorize the City Manager to approve the additional two-year extension of the MOU administratively; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager execute such documents on behalf of the City.
- C-3. (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 10, 2013 to Consider Levy of the Downtown Business Improvement District Assessment for 2013.
Approve the BID Advisory Board's 2013 Annual Report as filed with the City Clerk; and Adopt a Resolution of Intention setting December 10, 2012, as the date for a public hearing to consider the continuation of the Downtown Culver City Business Improvement District for calendar year 2013.
- C-4. FOUR-FIFTHS VOTE REQUIREMENT – 1) Acceptance of a Grant through the Department of Transportation's Bicycle Transportation Account Grant Program to Fund Bicycle Parking; and, 2) Approval of a Budget Amendment to Appropriate the Grant and Matching Funds.
Approve acceptance of the Bicycle Transportation Account grant; Approve a budget amendment to appropriate \$5,000 in Gas Tax funds for the grant match; and Approve a budget amendment to appropriate \$45,000 in grant funding.
- C-5. Adoption of a Resolution Approving an Encroachment Agreement with AboveNet, Inc. for Use of the Public Right-of-Way along Washington Boulevard between Keystone and Mentone Avenues.
Adopt a resolution approving the Encroachment Agreement with AboveNet for the use of the public right-of-way along Washington Boulevard between Keystone and Mentone Avenues; 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-6. [FOUR-FIFTHS VOTE REQUIREMENT - 1\) Authorization for the Preparation of a Project Study Report Equivalent for a Project to Develop Citywide Synchronized and Optimized Traffic Signal Timing Plans with Selected Traffic Volume Count Stations and Approve a Related Budget Amendment, and 2\) Authorize the City Manager to Submit a Grant Application for this Project to the Los Angeles County Metropolitan Transportation Authority's 2013 Call for Projects.](#)

Authorize the preparation of a Project Study Report Equivalent (PSRE) for a project to develop citywide synchronized and optimized traffic signal timing plans with selected traffic volume count stations; Approve a budget amendment appropriating \$12,000 in Playa Vista Developer funds to fund consultant professional services for the preparation of the PSRE and Metro Call for Projects application; and Authorize the City Manager to submit a grant application to the Los Angeles County Metropolitan Transportation Authority as part of the 2013 Call for Projects.

- C-7. [\(1\) Acceptance of Work Performed by Pavement Coatings Co.; \(2\) Authorization to File a Notice of Completion; and \(3\) Authorization to Release the Retention Payment after Expiration of the 35-day Lien Period for the 2012 Residential Slurry Seal Program, P-863.](#)

Accept the work performed by the contractor, Pavement Coatings Co., for the construction of the 2012 Residential Slurry Seal Program, P-863; Authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Registrar-Recorder's Office for recordation; and Authorize the release of \$18,833.41 in retention funds to Pavement Coatings Co. following the expiration of the 35-day lien period.

- C-8. [Amendment to the Existing Professional Services Agreement with Fleming Environmental Inc. to Continue Providing Designated UST Operator Services, Environmental Compliance Testing, and Associated UST and AST Component Repair at Four \(4\) City Fuel Sites.](#)

Approve an amendment to the existing professional services agreement with Fleming Environmental to provide designated underground storage tank (UST) operator services, environmental compliance testing, and associated (UST) and above ground storage tank (AST) component repair at four (4) City fuel sites in a not-to-exceed amount of \$35,674.00 for the initial three years of the proposed agreement; Authorize the extension of the agreement for an additional two years at the discretion of the Public Works Director/City Engineer in a not-to-exceed amount of \$26,821.20; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute 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. [Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing the Washington National Transit Oriented Development Planned Development \(PD\) Zone - No.](#)

Determine that no additional environmental information is needed based on the Planning Commission's adoption of the finding that Zoning Code Map Amendment, ZCMA – P2012085, Planning Commission ZCMA Resolution No. 2012-P012, will not have a significant adverse impact on the environment; and Introduce the proposed Ordinance amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing a Planned Development Zone for the Washington National TOD.

- PH-2.** [\(1\) Adoption of a Resolution Approving a General Plan Text and General Plan Map Amendment \(General Plan Text Amendment GPTA-P2012100; and General Plan Map Amendment GPMA-P2012099\) Amending the Land Use Element Regarding Public Parking Facilities; and \(2\) Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map Regarding Alternative Parking Provisions and Establishing a Public Parking Facilities \(PPF\) Zone \(Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102\).](#)
Determine that no additional environmental information is needed based on the Planning Commission's adoption of the finding no new environmental analysis is required for the subject amendments pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA); Adopt Resolution No. _____ approving General Plan Text Amendment (GPTA-P2012100) and General Plan Map Amendment (GPMA-P2012099) amending the Land Use Element regarding Public Parking Facilities; and Introduce Ordinance No. _____ amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map regarding Alternative Parking Provisions and establishing a Public Parking Facilities (PPF) Zone (Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102).
- PH-3.** [Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing Planned Development Zone No. 10 Zoning Code Map Amendment \(ZCMA P-2012020\) and Approving a Comprehensive Plan \(CP P-2012018\) to Allow a Commercial Development Consisting of Approximately 41,735 Square Feet of Retail and Restaurant Uses and 38,732 Square Feet of Office Uses Located at 8810-8850 Washington Boulevard and 3920 Landmark Street.](#)
Determine that there is no new information or substantial changes to the Project since the Planning Commission's adoption of the Mitigated Negative Declaration and, therefore, no additional environmental analysis is required; and Introduce the proposed Ordinance, amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing Planned Development Zone No. 10 (Zoning Code Map Amendment, ZCMA-P2012020) and approving a Comprehensive Plan (CP P-2012018).

ACTION ITEMS

- A-1.** [Approval of a Memorandum of Understanding and Lease Agreement with the Wende Museum for the Property Located at 10808 Culver Boulevard \(the Former Site of the National Guard Armory\).](#)
Approve a Memorandum of Understanding and Lease Agreement with the Wende Museum reflecting the terms contained in this report; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.

A-2. [\(1\) Consideration of City Sponsorship of the Culver City Sister City Committee's 50th Anniversary Community Celebration on January 12, 2013 and \(2\) Approval of a Memorandum of Understanding Related thereto.](#)

Designate the CCSCC 50th Anniversary community celebration as a City-sponsored event and determine the amount of a reimbursement for event costs in an amount not to exceed \$_____; Approve a memorandum of understanding with the CCSCC related to the reimbursement of costs for the 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.

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
December 10, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule

Date	Day	Time	Location
City Council			
December 10	Monday	7:00 PM	Council Chambers
Parks and Recreation Commission			
December 4	Tuesday	7:00 PM	Council Chambers
Cultural Affairs Commission			
November 13	Tuesday	7:00 PM	Council Chambers
Planning Commission			
December 3	Monday	7:00 PM	Council Chambers
Civil Service Commission			
December 5	Wednesday	7:00 PM	Council Chambers
- Regularly scheduled meetings may be canceled and Special Meetings may be called - Times and dates may be changed. - Meetings may be added or changed - The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.			

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