



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MEGHAN SAHLI-WELLS, Mayor
MICHEÁL O'LEARY, Vice Mayor
JIM B. CLARKE, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING MONDAY, June 23, 2014

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 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., 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, June 23, 2014
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

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

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: 8829, 8831, 8840, 8841, 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914 -8918, 8920, 8926, 8930, 8936 Venice Boulevard.
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel.
Other Parties Negotiators: Lowe Enterprises 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-2.** Conference with Labor Negotiators
City designated representatives: City Manager John Nachbar, Director of Human Resources Serena Wright

Employee Organizations: Culver City Employees Association, Culver City Management Group, Culver City Police Officers' Association, Culver City Police Management Group, Culver City Firefighters' Association Local 1927, AFL-CIO, Culver City Fire Management Group
Pursuant to Government Code Section 54957.6

REGULAR SESSION - 7:00 PM

REFLECTION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

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. 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.

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: Cash Disbursements for May 31, 2014 – June 13, 2014.](#)
Approve Disbursements.

JC-2. [JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/PARKING AUTHORITY AGENDA ITEM: \(1\) Pursuant to Culver City Municipal Code Section 3.07.075\(E\)\(3\), Determine That Compliance with the Formal Bid Procedures Would be Impractical, Waive the Formal Bid Requirements, and Deem It to be in the City's Best Interest to Authorize a Negotiated Contract; and \(2\) Approval of a Two-Year Extension to the](#)

[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, 2016 in an Amount Not-To-Exceed \\$548,509.50.](#)

Pursuant to Culver City Municipal Code Section 3.07.075(E)(3), determine that compliance with the formal bid procedures would be impractical, waive the formal bid requirements, and deem it to be in the City's best interest to authorize a negotiated contract; Approve a two-year extension to the 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, 2016 in an amount not-to-exceed \$548,509.50; Authorize the City Attorney/General Counsel to review/prepare the necessary documents; and Authorize the City Manager/Executive Director to execute such documents on behalf of the City, the Successor Agency, the Housing Authority, and the Parking Authority.

- JC-3. [Adoption of Respective a Resolutions \(1\) Approving a Master Agreement Regarding Retention and Expenditure of Bond Proceeds between the City of Culver City and the Successor Agency to the Culver City Redevelopment Agency Pursuant to California Health and Safety Code Section 34191.4\(c\); and \(2\) Approving Related Actions.](#)
Adopt resolutions.

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 June 9, 2014.](#)
Approve Minutes.
- C-2. [Approval of an Amendment to the Memorandum of Understanding with the Downtown Business Association for Maintenance Services in Downtown Culver City for Fiscal Year 2014/2015.](#)
Approve an Amendment to the Memorandum of Understanding with the Downtown Business Association for maintenance services in downtown Culver City at a cost not-to-exceed \$41,940 for Fiscal Year 2014/2015; 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-3. [Approval of an Amendment for a One-Year Extension, with an Option for a Second One-Year Extension, to the Existing Professional Services Agreement with Utility Systems, Science and Software \(US3\), for Maintenance of the Emergency Notification System/Sewer Flow Monitoring System \(ENS/SFMS\)](#)
Approve an amendment for a one-year extension, with an option for a second one-year extension, to the existing professional services agreement with US3, for a not to-exceed annual amount of \$277,325; Authorize the Public Works Director/City Engineer to approve change orders, if necessary, for a not-to-exceed annual amount of \$27,732 (10% of contract amount); 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. [Adoption of a Resolution Approving the Engineer's Report, Declaring the Intention to Order](#)

the Sewer User's Service Charge for Fiscal Year 2014/2015, and Setting the Date, Time, and Place for the Public Hearing to be Monday, July 28, 2014 at 7:00 PM in the Mike Balkman Council Chambers.

Adopt a Resolution (1) approving the Engineer's Report, (2) declaring the City Council's intention to levy and collect assessments for the Sewer User's Service Charge - Fiscal Year 2014/2015, and (3) setting the time, date, and place for a Public Hearing for July 28, 2014, at 7:00 p.m. in the Mike Balkman Council Chambers.

- C-5. Approval of Plans and Specifications and Authorization to Publish Notice Inviting Bids for Culver City Transfer Station Loading Pit Structural Repairs, P-948, Bid No. 1547.

Approve the plans and specifications for the Culver City Transfer Station Loading Pit Structural Repairs, P-948, Bid No. 1547 and authorize staff to publish a notice inviting construction bids.

- C-6. Adoption of a Resolution Approving the 2014 Update to the Sewer System Management Plan.

Adopt a Resolution approving the 2014 Update to the City's Sewer System Management Plan pursuant to State Water Resources Control Board Order No. 2006-0003-DWQ as revised by Order No. WQ 2013-0058-EXEC.

- C-7. Approval of a Professional Services Agreement with Vision Internet in an Amount Not-to-Exceed \$62,750 for Professional Design Services and Content Management Software to Support the City's Website.

Approve a Professional Services Agreement with Vision Internet in an amount not-to-exceed \$62,570 to provide professional design services and content management software to support the City's website; 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.

JOINT PUBLIC HEARINGS

- JPH-
1. JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY AGENDA ITEM: PUBLIC HEARING - 1) Adoption of a Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal 2014/2015; 2) Adoption of a Resolution Adopting the Fiscal Year 2014/2015 Budget for the City of Culver City, the Culver City Housing Authority, and the Culver City Parking Authority.

Adopt a resolution approving and adopting the annual Appropriations Limit for Fiscal Year 2014/2015; and Adopt respective resolutions approving the Fiscal Year 2014/2015 Budget for the City of Culver City, Housing Authority, and Parking Authority.

PUBLIC HEARINGS

- PH-1. Adoption of a Resolution Confirming the Assessment and Ordering the Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2014/2015.

Adopt a resolution confirming the assessment and ordering the levy for the Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2014/2015.

- PH-2.** [Adoption of a Resolution Confirming the Assessment and Ordering the Levy for Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2014/2015.](#)
Adopt a resolution confirming the assessment and ordering the levy for the Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2014/2015.
- PH-3.** [Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Albright Avenue Street Lighting Assessment District - Fiscal Year 2014/2015.](#)
Adopt a resolution confirming the assessment and ordering the levy for the Albright Avenue Street Lighting Assessment District - Fiscal Year 2014/2015.
- PH-4.** [- Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Higuera Street Landscape and Lighting Assessment District - Fiscal Year 2014/2015.](#)
Adopt a resolution confirming the assessment and ordering the levy for Higuera Street Landscape and Lighting Assessment District - Fiscal Year 2014/2015.
- PH-5.** [Adoption of a Resolution Confirming the Assessment and Ordering the Levy for Landscaping Maintenance District No. 1 - Fiscal Year 2014/2015.](#)
Adopt a resolution confirming the assessment and ordering the levy for Landscape Maintenance District #1 for Fiscal Year 2014/2015.
- PH-6.** [\(1\) Introduction of an Ordinance Repealing and Replacing Chapter 9.02 of Title 9 of the Culver City Municipal Code and Adopting by Reference the 2013 California Fire Code with Local Amendments; and \(2\) Adoption of a Resolution Making Express Findings for the Modification of the Fire Code Based on Local Climatic, Geological, and Topographical Conditions.](#)
Introduce an Ordinance Repealing and Replacing Chapter 9.02 of Title 9 of the Culver City Municipal Code and Adopting by Reference the 2013 California Fire Code, with Local Amendments; and Adopt a Resolution making express findings for modification to the Fire Code based on local climatic, geological and topographical conditions.
- PH-7.** [Introduction of an Ordinance Repealing and Replacing Sub Chapter 15.02.100 of Title 15, Chapter 15.02 of the Culver City Municipal Code and Adopting by Reference the 2013 California Building Standards Administrative Code, 2013 California Building Code, 2013 California Residential Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Energy Code, 2013 California Historical Building Code, 2013 Existing Building Code, 2013 California Green Building Standards Code, and 2013 California Reference Standards Code; and Repealing and Reserving Chapter 15.04 of Title 15 in its Entirety.](#)
Introduce an ordinance repealing and replacing Subchapter 15.02.100 of Title 15, Chapter 15.02 the Culver City Municipal Code and adopting by reference the 2013 California Building Standards Administrative Code, 2013 California Building Code, 2013 California Residential Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Energy Code, 2013 California Historical Building Code, 2013 Existing Building Code, 2013 California Green Building Standards Code, and 2013 California Reference Standards Code; and repealing and reserving Chapter 15.04 of Title 15 in its entirety.

ACTION ITEMS

- A-1.** [\(1\) Adoption of a Resolution Declaring its Intention to Initiate a Specific Plan for the Culver City Portion of the Inglewood Oil Field; and \(2\) Approval of an Amendment to the Existing Professional Services Agreement with Aspen Environmental Group for the Environmental](#)

Review, Analysis and Document Preparation Required by the California Environmental Quality Act (CEQA) for an Additional Not-To-Exceed Amount of \$350,000.

Adopt a Resolution declaring its intention to initiate a Specific Plan for the Culver City portion of the Inglewood Oil Field; and Approve an amendment to the existing professional services agreement with Aspen Environmental Group for the environmental review, analysis and document preparation required by the California Environmental Quality Act in an additional not-to-exceed amount of \$350,000.

- A-2.** Consideration of (1) A Request for Waivers of the Permit Application Fee, Technology Surcharge, and Installation Fee for Banners to be Displayed in the Public Right-of-Way for Culver City's Boulevard Music Summer Festival-2014; and 2) Extension of the Time Period Allowed for the Banners to be Displayed.

Approve the waivers for the \$119 Banner Permit Application fee; the \$40.16 Technology Fee; and the \$885 banner installation cost; and Extend the one month allowable time to display the 2014 Summer Concert Series banners to allow the three banners to be displayed up to 60 days to allow for display prior to the first Concert and removal following the sixth and final concert.

- A-3.** (1) Consideration of a Recommendation from the Cultural Affairs Commission Related to the Format and Release of a Request for Proposals for the 2015 Summer Concert Series and (2) (If Desired) Authorization to Release a Request for Proposals for Production Services for the 2015 Summer Concert Series.

Consider the recommendation from the Cultural Affairs Commission related to the format and release of a Request for Proposals for Production Services for the 2015 Summer Concert Series;

(If desired) Authorize the City Manager to release the RFP for Production Services for the Culver City Concert Series; and (If desired) Direct the Cultural Affairs Commission to participate in the evaluation of the responses to the RFP and make any recommendations to the City Council it deems appropriate.

- A-4.** (1) Consideration of a Recommendation from the Finance Advisory Committee and (2) (If Desired) Adoption of Resolutions Approving City Council Policies on the Following Subjects: Budget Development and Administration; Financial Policies; Recreation Facilities Reserve; and Investment Policy.

Adopt a resolution approving a City Council Policy related to Budget Development and Administration; Adopt a resolution approving a City Council Policy related to Financial Policies; Adopt a resolution approving a City Council Policy related to Recreation Facilities Reserve; and Adopt a Resolution approving the Fiscal Year 2014-2015 Investment Policy.

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
July 14, 2014
7:00 PM**

Upcoming Public Meeting Tentative Schedule

Date	Day	Time	Location
City Council			
July 14, 2014	Monday	7:00 PM	Council Chambers
July 28, 2014	Monday	7:00 PM	Council Chambers
Parks and Recreation Commission			
July 1, 2014	Tuesday	7:00 PM	Council Chambers
Cultural Affairs Commission			
July 8, 2014	Tuesday	7:00 PM	Council Chambers
Planning Commission			
July 9, 2014	Wednesday	7:00 PM	Council Chambers
Civil Service Commission			
July 2, 2014	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