



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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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

CITY COUNCIL REGULAR MEETING MONDAY, June 11, 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 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 ACCOMODATION: 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, June 11, 2012
5:00 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 - 5:00 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 Legal Counsel – Existing Litigation
Re: City of Palmdale, et al. vs. Ana Matosantos et al.
Case No. 34-2012-80001154
Pursuant to Government Code Section 54956.9(a)
- CS-2.** Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – 1 Matter
Pursuant to Government Code Section 54956.9(c)
- CS-3.** Conference with Real Property Negotiators
Re: 9300 Culver Boulevard. 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/Sucessor Agency Special Counsel
Other Parties Negotiators: Combined Properties Inc. / Hudson Pacific Inc.
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-4.** Conference with Legal Counsel – Anticipated Litigation
Re: Significant Exposure to Litigation – (1 item)
Pursuant to Government Code Section 54956.9(b)(1)
- CS-5.** Conference with Real Property Negotiators
Re: 10808 Culver Boulevard (former National Guard Armory Site)
City Negotiators: City Manager John Nachbar, Assistant City Manager Martin Cole, Director of PRCS Daniel Hernandez
Other Parties' Negotiators: The Wende Museum
Under Negotiation: Both Terms and Price
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.** Presentation of a Commendation to the Didi Hirsch Mental Health Services in Celebration and Thanks for 70 Years of Service to the Culver City Community.

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.** [Cash Disbursements for April 28, 2012 – June 1, 2012](#)

Approve disbursements.

- C-2. [Adoption of a Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2012/2013.](#)
Adopt a Resolution approving and adopting the annual Appropriations Limit for Fiscal Year 2012/2013.
- C-3. [Approval of a Lease with Trader Joe's to Memorialize the Use of the Shopping Cart Storage Area, Outdoor Selling Area, and Memorialize and Expand the Storage Area in the Ince Parking Structure.](#)
Approve a lease with Trader Joe's to memorialize the use of the shopping cart storage area, outdoor selling area, and memorialize and expand the storage area in the Ince Parking Structure; Authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.
- C-4. [\(1\) Acceptance of Work Performed by Hoffman Management and Construction Corporation, and \(2\) Authorization to File a Notice of Completion, for the Fire Station #1 Exterior Staircase Reconstruction Project, P-931.](#)
Accept the work performed by Hoffman Management and Construction Corporation for the Fire Station #1 Exterior Staircase Reconstruction Project, P-931; and Authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Recorder's Office.
- C-5. [Award of a Construction Contract to Griffith Company, as the Lowest Responsive and Responsible Bidder, for the Construction of the Jefferson Boulevard Pedestrian and Bicycle Access Improvements Project at Hetzler Road, P-956.](#)
Award a construction contract to Griffith Company, as the lowest responsive and responsible bidder, in the amount of \$532,444 for the Jefferson Boulevard Pedestrian and Bicycle Access Improvements Project at Hetzler Road, P-956; Authorize the Public Works Director/City Engineer to approve change orders as necessary, for a not-to-exceed amount of \$80,174; 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-6. [Adoption of a Resolution Approving the Engineer's Report, Declaring the Intention to Order the Levy of Annual Assessments,, and Setting the Date, Time, and Place for the Public Hearing to be Monday, June 25, 2012 at 7:00 PM in the City Council Chambers for the Albright Avenue Street Lighting Assessment District.](#)
Adopt a Resolution (1) approving the Engineer's Report, (2) declaring the City Council's intention to levy and collect assessments for the Albright Avenue Street Lighting Assessment District – Fiscal Year 2012/2013, and (3) setting the time, date and place for a Public Hearing for June 25, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.
- C-7. [Adoption of a Resolution Approving the Engineer's Report, Declaring the Intention to Order the Levy of Annual Assessments therein, and Setting the Date, Time, and Place for the Public Hearing to be Monday, June 24, 2012 at 7:00 PM in the City Council Chambers for the Higuera Street Landscaping and Lighting Maintenance District.](#)
Adopt a Resolution (1) approving the Engineer's Report, (2) declaring the City Council's intention to levy and collect assessments for the Higuera Street Lighting and Landscape Maintenance District - Fiscal Year 2012/2013, and (3) setting the time, date, and place for

a Public Hearing on June 25, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

- C-8. [Adoption of a Resolution Approving the Engineer's Report, Declaring the Intention to Order the Levy of Annual Assessments therein, and Setting the Date, Time, and Place for the Public Hearing to be Monday, June 25, 2012 at 7:00 PM in the City Council Chambers for the Landscape Maintenance District Number 1.](#)
Adopt a Resolution (1) approving the Engineer's Report, (2) declaring the City Council's intention to levy and collect assessments for the Landscape Maintenance District Number 1- Fiscal Year 2012/2013, and (3) setting the date, time, and place for a Public Hearing for June 25, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.
- C-9. [Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Rights-of-Way on Hayden Avenue and Higuera Street.](#)
Adopt a resolution approving an 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-10. [Adoption of a Resolution Approving an Encroachment Agreement with XO Communications for Use of the Public Right-of-Way on Overland Avenue.](#)
Adopt a resolution approving an Encroachment Agreement with XO Communications; 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-11. [Approval of an Amended and Restated Agreement for the Joint Use of Properties, Facilities, and Assets by and between the City of Culver City and the Culver City Unified School District.](#)
Approve agreement, authorize the City Attorney to review/prepare the necessary documents, and authorize the City Manager to execute such documents.

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 ACTION ITEMS

- J-1. [Budget Study Session – City Manager's Proposed Budget for Fiscal Year 2012-2013: Presentation of the Results of a Ballot Measure Feasibility Study and Presentation of the Proposed Budgets for the City Council, City Manager's Office, City Clerk's Office, City Attorney's Office, Information Technology Department, Human Resources Department, Finance Department, Transportation Department and Parks, Recreation & Community Services Department, Fire Department, Police Department, Community Development \[including the Parking Authority, Housing Authority and Successor Agency\], and Public Works Department \[including Capital Improvement Projects\].](#)
FOR THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY BOARD: Receive a presentation regarding the Ballot Measure Feasibility Survey and direct the City Manager as deemed appropriate; and Receive a presentation from the City Manager/Executive Director, Assistant City Manager/City Clerk, City Attorney, Chief Information Officer, Director of Human Resources, Chief Financial Officer, Transportation Director and Parks, Recreation and Community Services Director, Community Development Director/Assistant Executive Director and Public Works Director/City Engineer related to the City Manager's Proposed

Budget for Fiscal Year 2012/2013 and direct the City Manager as deemed appropriate.

- J-2. [Adoption of a Resolution Adopting the Fiscal Year 2012/2013 Budget for the City of Culver City, the Housing Authority, the Parking Authority, and the Successor Agency.](#)
FOR THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY BOARD: Adopt respective resolutions approving the Fiscal Year 2012/2013 Budget for the City of Culver City, Housing Authority, Parking Authority, and Successor Agency.

ACTION ITEMS

- A-1. [Declaration of June 20, 2012 as a “Free Fare Day” on Culver CityBus Lines 1 and 7 as Part of the City’s Welcoming of the Exposition Light Rail Line to Culver City and the Grand Opening of the Culver City Station](#)
Declare June 20, 2012 as “Free Fare Day” on Culver CityBus Lines 1 and 7 to commemorate the opening of the Culver City Expo Light Rail Station.

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 18, 2012
7:00 PM**

Upcoming Regularly Scheduled Meeting Schedule

Date	Day	Time	Location
City Council			
<i>June 11</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>June 18</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>TBD</i>
<i>June 25</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>July 2</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>July 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>June 5</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>TBD</i>
Cultural Affairs Commission			
<i>June 12</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Patio Conference Room</i>
Planning Commission			
<i>June 13</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>June 6</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
• 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.