



City Hall
9770 Culver Blvd.
Culver City, CA 90232
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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, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board

5:30 PM

Monday, October 26, 2015

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. [15-353](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
RE: CAROL BRIGGS V. CITY OF CULVER CITY
CASE NO. BC 570955
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-2. [15-354](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
RE: CITY OF INGLEWOOD ET AL. V. CITY OF LOS ANGELES ET AL.
CASE NO. 56-2014-00451038-CU-WM-OXN
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-3. [15-356](#) C C - C O N F E R E N C E W I T H L E G A L
C O U N S E L—ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION (ONE MATTER)
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C)**
- CS-4. [15-357](#) CC - CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION - (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**

- CS-5. [15-361](#) CC - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS**
- RE: TRANSFER OF AN INTEREST IN CITY-OWNED REAL
PROPERTY, RELATED TO THE PROPOSED CULVER
CITY MUNICIPAL FIBER NETWORK, WHICH IS
APPROXIMATELY 8.4 ROUTE MILES OF
INFRASTRUCTURE LOCATED IN THE CITY'S
RIGHT-OF-WAY AT: CULVER BLVD. (BETWEEN
SAWTELLE BLVD. & ASTAIRE AVE., BETWEEN
OVERLAND AVE. & DUQUESNE AVE., BETWEEN
LAFAYETTE PL. AND MAIN ST.); DUQUESNE AVE.
(BETWEEN CULVER BLVD. & JEFFERSON BLVD.);
HANNUM AVE. (BETWEEN SLAUSON AVE. & PLAYA ST.);
JEFFERSON BLVD. (BETWEEN OVERLAND AVE. & CITY
YARD); OVERLAND AVE. (BETWEEN CULVER BLVD. &
WASHINGTON BLVD., BETWEEN GRAYRIDGE DR. &
JEFFERSON BLVD.); PLAYA ST. (BETWEEN HANNUM
AVE. & GRAYRIDGE DR.); SAWTELLE BLVD. (BETWEEN
CULVER BLVD. & WASHINGTON BLVD.); SEPULVEDA
BLVD. (BETWEEN CENTINELA AVE. & JEFFERSON
BLVD.); SLAUSON AVE. (BETWEEN HANNUM AVE. &
BRISTOL PARKWAY); WASHINGTON BLVD. (BETWEEN
INCE BLVD. & LACIENEGA BLVD., BETWEEN SAWTELLE
BLVD. & 405 FWY.).**
- CITY NEGOTIATOR: JOHN NACHBAR, CITY MANAGER;
MICHELE WILLIAMS, CHIEF INFORMATION OFFICER,
MURRAY KANE, CITY SPECIAL COUNSEL, CAROL
SCHWAB, CITY ATTORNEY**
- OTHER PARTIES' NEGOTIATOR: MOX NETWORKS, LLC**
- UNDER NEGOTIATION: TERMS AND CONDITIONS OF
PROPOSED TRANSFER**
- PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

**CS-6. [15-363](#) CC:SA - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 12803-23 WASHINGTON BOULEVARD
CITY/SUCCESSOR AGENCY NEGOTIATORS: JOHN
NACHBAR, CITY MANAGER/EXECUTIVE DIRECTOR; SOL
BLUMENFELD, COMMUNITY DEVELOPMENT
DIRECTOR/ASSISTANT EXECUTIVE DIRECTOR; TODD
TIPTON, ECONOMIC DEVELOPMENT MANAGER;
MURRAY KANE, CITY AND SUCCESSOR AGENCY
SPECIAL COUNSEL
OTHER PARTIES NEGOTIATORS: JIM SUHR, AXIS MUNDI
RE II, LLC
UNDER NEGOTIATION: PRICE, TERMS OF PAYMENT OR
BOTH, INCLUDING USE RESTRICTIONS, DEVELOPMENT
OBLIGATIONS AND OTHER MONETARY RELATED
CONSIDERATIONS
PURSUANT TO GOVERNMENT CODE SECTION 54957.8**

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

**P-1. [15-358](#) CC - PRESENTATION OF CERTIFICATES OF
APPRECIATION TO PARTICIPANTS IN THE 2015 ANNUAL
BALLONA CREEK CLEAN-UP.**

**P-2. [15-359](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING OCTOBER AS CHILDHOOD CANCER
AWARENESS MONTH.**

**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. [15-351](#) CC:HA:SA - CASH DISBURSEMENTS FOR OCTOBER 3 - OCTOBER 16, 2015.

Attachments: [Check Registers-10.26.15](#)

- C-2. [15-352](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR MEETING OF OCTOBER 12, 2015.

Attachments: [CCHASA 101215 - FINAL.pdf](#)

C-3. [15-287](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH XEROX TRANSPORT SOLUTIONS, INC. FOR SOFTWARE AND HARDWARE SUPPORT FOR THE TRANSPORTATION SMART BUS SYSTEM FOR A TWO YEAR TERM (ENDING ON JUNE 30, 2017) WITH AN OPTIONAL ONE YEAR EXTENSION (TO JUNE 30, 2018) IN AN AMOUNT NOT-TO-EXCEED \$369,854.

C-4. [15-288](#) CC - AUTHORIZATION TO PURCHASE TRANSIT BUS FAREBOXES FROM LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR AN AMOUNT NOT-TO-EXCEED \$95,484.00

Attachments: [2015-10-26 Attachment 1 Metro Quotation.pdf](#)

C-5. [15-300](#) CC - ADOPTION OF A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FISCAL YEAR 2015/2016.

Attachments: [15-10-26 TRANS Reso - TDA Funds Claim FINAL](#)

C-6. [15-327](#) CC - (FOUR-FIFTHS VOTE REQUIREMENT)_ APPROVAL OF AN BUDGET AMENDMENT INCREASING THE ASSET REPLACEMENT FUND FISCAL YEAR 2015/2016 BUDGET BY \$448,000 FOR TWO UNDERFUNDED VEHICLES FOR THE FIRE DEPARTMENT.

C-7. [15-336](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH LAND IMAGES LANDSCAPE ARCHITECTURE TO PROVIDE DESIGN AND ADMINISTRATIVE SERVICES FOR THE CULVER CITY SENIOR CENTER COURTYARD RENOVATION PROJECT, PF007, IN AN AMOUNT NOT-TO-EXCEED \$33,200.00.

Attachments: [15-10-26 PRCS ATT ApprvAgrmnt Land-Images SrCntrCrtyrd.pdf](#)

C-8. [15-337](#) CC - APPROVAL OF A CHANGE ORDER TO THE EXISTING CONTRACT WITH SOUTHWEST PIPELINE AND TRENCHLESS CORP IN THE AMOUNT OF \$833,350 FOR THE CONSTRUCTION OF THE SEWER MAIN LINING REHABILITATION PROJECT (PHASE 4), PZ-906.

C-9. [15-339](#) CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER CABLE FOR FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 9355 CULVER BOULEVARD.

Attachments: [ATTACH 1 Culver City - Street Lighting - Audit Report 10 06 2015.pdf](#)
[ATTACH 2 15-10-26 PW-ENG CITY COUNCIL Time Warner 93](#)

C-10. [15-341](#) CC - APPROVAL OF AMENDMENT TO THE EXISTING CONTRACT WITH SETPOINT SYSTEMS CORPORATION TO INCLUDE REPLACEMENT OF 96 VARIABLE AIR VOLUME VALVES AT CITY HALL AT A COST OF \$48,864 AS PART OF THE CITY FACILITIES ENERGY EFFICIENCY PROJECT, PF-004.

- C-11. [15-343](#) CC - (FOUR-FIFTHS VOTE REQUIREMENT: (1) WAIVER OF AN INFORMALITY IN THE BID SUBMITTED BY ARC CONSTRUCTION, INC. PURSUANT TO SECTION 3.07.075.E.2 OF THE CULVER CITY MUNICIPAL CODE; AND, (2) APPROVAL OF A RELATED BUDGET AMENDMENT; AND, (3) AWARD OF A CONTRACT TO ARC CONSTRUCTION INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN AN AMOUNT NOT-TO-EXCEED \$1,164,033; AND (4) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH INTERWEST CONSULTING GROUP (FOR CONSTRUCTION MANAGEMENT) IN AN AMOUNT NOT-TO-EXCEED \$104,510 (WITH AN ADDITIONAL \$10,000 AVAILABLE FOR UNFORESEEN CIRCUMSTANCES SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER) FOR THE HETZLER ROAD PEDESTRIAN TRAIL PROJECT (PP-001).

Attachments: [ATTACH#1 HetzlerRoadPedTrail2015.pdf](#)
[ATTACH#2 HetzlerRoadPedTrail2015.pdf](#)
[ATTACH#3 HetzlerRoadPedTrail2015.2.pdf](#)
[ATTACH#4 HetzlerRoadPedTrail2015.pdf](#)
[ATTACH#5 HetzlerRoadPedTrail2015.pdf](#)
[ATTACH#6 HetzlerRoadPedTrail2015.pdf](#)

- C-12. [15-345](#) CC - (1) ACCEPTANCE OF FIRE AND EMERGENCY LANE EASEMENT FROM THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY; AND (2) APPROVAL OF A LICENSE AND INDEMNITY AGREEMENT WITH PLATFORM HAYDEN TRACT, LLC FOR USE OF A FIRE AND EMERGENCY LANE EASEMENT.

Attachments: [Attachment #1 Fire Easement.pdf](#)
[Attachment #2 Fire Easement.pdf](#)

- C-13. [15-350](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH MOSS ADAMS LLP FOR INTERNAL AUDITING SERVICES FOR A TERM OF FIVE YEARS (ENDING ON JUNE 30, 2020) IN AN AMOUNT NOT-TO-EXCEED \$90,000 FOR FISCAL YEAR 2015/2016 AND APPROVED APPROPRIATIONS IN SUBSEQUENT YEARS.
- C-14. [15-360](#) CC - APPROVAL OF EXCLUDING \$14 MILLION IN LAND SALE PROCEEDS RECEIVED DURING FISCAL YEAR 2014/2015 FROM THE GENERAL FUND SURPLUS ALLOCATION PRESCRIBED IN CITY COUNCIL POLICY 2014-CP003.

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. [15-338](#) CC - ADOPTION OF A RESOLUTION (1) FINDING THAT THE PUBLIC HEALTH, SAFETY OR WELFARE REQUIRES THE FORMATION OF UNDERGROUND UTILITY DISTRICT NO. 12 ON LA CIENEGA BOULEVARD, BEGINNING APPROXIMATELY 700 FEET NORTH OF KENNETH HAHN BRIDGE AND ENDING 650 FEET SOUTH OF WRIGHTCREST DRIVE; (2) DECLARING THE FORMATION OF SUCH DISTRICT; AND (3) ORDERING THE REMOVAL AND UNDERGROUND INSTALLATION OF UTILITY FACILITIES IN SUCH DISTRICT

Attachments: [ATTACH#1 Underground Utility District 12.pdf](#)
[ATTACH#2 Underground Utility District 12.pdf](#)
[ATTACH#3 Underground Utility District 12.pdf](#)

ACTION ITEMS

- A-1. [15-349](#) CC - ADOPTION OF A RESOLUTION OF INTENTION (1) TO ESTABLISH THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT AND (2) SETTING THE TIME AND PLACE FOR A PUBLIC MEETING ON NOVEMBER 9, 2015 AND PUBLIC HEARING ON DECEMBER 14, 2015.

Attachments: [ATT 1 Proposed Culver City Arts District Boundaries.pdf](#)
[ATT 2 Arts District BID Letter.pdf](#)
[ATT 3 CCAD BID Resolution of Intention.pdf](#)
[ATT 4 Arts District Assessment Areas.pdf](#)

- A-2. [15-347](#) CC - ADOPTION OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY'S (METRO) 2015 WAYFINDING SIGNAGE GRANT PILOT PROGRAM IN AN AMOUNT UP TO \$29,925.

Attachments: [15-10-26 Resolution MetroWayfindingSignage2015 - FINAL.pdf](#)
[15-10-26 PW-Adm AND CD CITY COUNCIL Metro Wayfinding S](#)
[15-10-26 PW-Adm AND CD CITY COUNCIL Metro Wayfinding S](#)

- A-3. [15-314](#) CC - (1) DISCUSSION RELATING TO UPDATING CULVER CITY'S HISTORIC PRESERVATION PROGRAM, INCLUDING UPDATES TO CHAPTER 15.05 OF THE CULVER CITY MUNICIPAL CODE RELATING TO THE HISTORIC PRESERVATION PROGRAM AND (2) PROVIDE DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [CCMC 15.05.005 - 15.05.060 Historic Preservation](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

ADJOURN