



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL SPECIAL MEETING Monday, January 30, 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 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/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
SPECIAL MEETING

Monday, January 30, 2012
5:00 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Micheál O'Leary
Councilmember Christopher Armenta
Councilmember Jeffrey Cooper
Councilmember Andrew Weissman

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 Real Property Negotiators
Re: 3578, 3600 Hayden Avenue, 8432, 8454, 8476, 8500 Stellar Drive, 3623 Eastham and 8439 Warner Drive / Agency Negotiators: John Nachbar, City Manager/ Executive Director; Sol Blumenfeld, Assistant Executive Director/ Community Development Director; Todd Tipton, Deputy Community Development Director /Redevelopment Administrator.
Other Parties Negotiators: Hayden Tract Owner's Association
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 Real Property Negotiators
Re: 12337-12423 Washington Boulevard, 4061-4069 Centinela Avenue and 4064 Colonial Avenue
Agency Negotiators: John M. Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; and Murray Kane, City Special Counsel/Agency General Counsel
Other Parties Negotiators: Lab Holding LLC; Red Barn Company in partnership with Regency Centers
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 Real Property Negotiators
Re: 9814 Washington Boulevard
Agency Negotiators: John M. Nachbar, City Manager/Executive Director;
Sol Blumenfeld, Community Development Director/Asst. Exec. Dir.;
Todd Tipton, Redevelopment Administrator; and
Murray Kane, City Special Counsel
Other Parties Negotiators: The Jazz Bakery
Under Negotiation: Both Price and Terms, including use restrictions, development obligations, and other monetary related considerations.
Pursuant to Government Code Section 54956.8
- CS-4.** Conference with Real Property Negotiators
Re: 8600 Hayden Place and 8550 Higuera Street
Agency Negotiator: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Deputy Community Development Director/Redevelopment Administrator; and Murray Kane, Agency General Counsel/City Special Counsel
Other Parties Negotiators: Hackman Capital
Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary considerations.
Pursuant to Government Code Section 54956.8
- CS-5.** Conference with Real Property Negotiators
Re: 9300 Culver Boulevard
City/ Agency Negotiators: John Nachbar, City Manager / Executive Director; Sol Blumenfeld, Assistant Executive Director / Community Development Director; Todd Tipton, Deputy Community Development Director / Redevelopment Administrator.
Other Parties Negotiators: Combined Properties Inc. / Hudson Pacific Properties 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-6.** Conference with Real Property Negotiators
Re: Washington National TOD Site located at 8900-8936 Venice Boulevard, 8800-8846 National Boulevard and 8801-8855 Exposition Boulevard.
City Negotiator: John Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/Assistant Executive Director, Todd Tipton, Redevelopment Administrator/Deputy Community Development Director, Murray Kane, Agency General Counsel/City Special Counsel
Other Parties Negotiators: Legado Companies, Related, Hines, Lowe Enterprises, Combined Properties, Hackman Capital, Macherich, Runyon 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-7.** Conference with Real Property Negotiators
Re: 4044-4068 Globe Avenue
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Asst. Executive Director, and Murray Kane, City Special Counsel
Other Parties Negotiators: Habitat for Humanity of Greater Los Angeles
Under Negotiation: Both Terms and Price

- CS-8.** Conference with Legal Counsel – Anticipated Litigation
Re: Significant Exposure to Litigation – (1 item)
Pursuant to Government Code Section 54956.9(b)(1)

REGULAR SESSION - 7:00 PM

INVOCATION 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.

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/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of Professional Services Agreements with The Nickerson Company for 1\) General Public Works Inspection Services to Provide Inspection Services for the Public Works Department/Engineering Division Relating to the Exposition Light Rail Transit Project and Reimbursement of Additional Costs Related to Third-Party Geotechnical Analysis; and 2\) Construction Management and Construction Inspection Work Performed on the Sepulveda MTA Grant Project.](#)

That the City Council:

1) Approve a professional services agreement with The Nickerson Company for continued support to the Public Works Department/Engineering Division, on an as-needed basis, for general public works inspection on the Exposition Light Rail Transit Project (Expo LRT Project) in an amount not-to-exceed \$15,000 and to reimburse the City's account that was

used to pay The Nickerson Company, for the \$7,119.25 in costs related to a third-party geotechnical analysis related to Expo LRT Project improvements in the City's public right-of-way, for a total contract amount not-to-exceed \$22,119; and, 2) Approve a professional services agreement with The Nickerson Company for construction management services provided for Sepulveda Boulevard Pedestrian Improvements, P-797 - Federal Aid Project No. STPLER-5240(013) in the final contract amount of \$56,787.50; and, 3) Authorize the City Attorney to review/prepare the necessary documents; and, 4) Authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency.

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. [Authorize Additional Change Order Authority in the Amount of \\$45,000 from Proposed Project Cost Savings to Fund Construction Contingencies and Project Enhancements in the Veterans Memorial Building Renovation Project.](#)

That the City Council:

Authorize the Public Works Director and the Parks Recreation and Community Services Director additional change order authority in the amount of \$ 45,000 for unforeseen contingencies and additional project enhancements by utilizing the savings from the amended contract with American Seating Company.

- C-2. [\(1\) Waiver of the Formal Bid Procedures; and \(2\) Approval of a Purchase Order for Alan Lewis, Inc. for the Purchase and Installation of Replacement Lockers for the Culver City Plunge.](#)

That the City Council:

1. Waive the formal bid requirement for this Project; and, 2. Approve a Purchase Order for Alan Lewis, Inc. in an amount not to exceed \$45,000 for the purchase, delivery and installation of ninety (90) new Lennox replacement lockers for the Culver City Plunge; and, 3. Authorize the City Attorney to review/prepare the necessary documents; and, 4. Authorize the City Manager to execute such documents on behalf of the City.

- C-3. [Approval of an Amendment to the Existing Professional Services Agreement with Bosco Digital Solutions to Digitize Finance Department Documents in an Amount Not-To-Exceed \\$20,000 for Fiscal Year 2011/2012.](#)

That the City Council:

1) Approve an amendment to the existing professional services agreement with Bosco Digital Solutions to digitize Finance Department documents on a pay by deliverable basis in an amount not to exceed \$20,000 (for a total not-to-exceed contract amount of \$90,000); and, 2) Authorize the City Attorney to review/prepare the necessary documents; and, 3) Authorize the City Manager to execute such documents on behalf of the City.

- C-4. [JOINT CITY COUNCIL AND PARKING AUTHORITY BOARD AGENDA ITEM:](#)

FOUR-FIFTHS VOTE REQUIREMENT – Approval of an Agreement with Modern Parking, Inc. for Parking Management Services at the Cardiff, Ince, and Watseka Parking Structures and the Venice and Virginia Parking Lots.

That the City Council and Parking Authority:

1. Approve a tri-party professional services agreement with Modern Parking, Inc. (Modern) for parking management services at the Cardiff, Ince, and Watseka Parking Structures and the Venice and Virginia Parking Lots in an amount not-to-exceed \$734,477; 2. Approve a budget amendment appropriating \$86,000 for the proposed agreement (Requires a four-fifths vote.); 3. Authorize the Chief Financial Officer to allocate the budget amendments to the appropriate parking structure accounts; 4. Authorize the City Attorney/Authority Counsel to review/prepare the necessary documents; and, 5. Authorize the City Manager/Executive Director to execute such documents on behalf of the City and the Parking Authority.

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- JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY AGENDA ITEM:
1. PUBLIC HEARING For - (1) Adoption of a City Council Resolution Making Certain Findings and Approving a Disposition and Development Agreement and the Sale of Property at 4044-4068 Globe Avenue, Culver City to Habitat for Humanity of Greater Los Angeles; and (2) Adoption of a Housing Authority Board Resolution Making Certain Findings and Approving a Disposition and Development Agreement with Habitat for Humanity of Greater for the Construction of 10 Affordable Ownership Units located at 4044-4068 Globe Avenue, Culver City; and (3) Approval of a Budget Amendment Appropriating Housing Set Aside Funds.

That the City Council

1. Adopt a Resolution making certain findings and approving a Disposition and Development Agreement and the sale of 4044-4068 Globe Avenue, Culver City, which was purchased by the Culver City Redevelopment Agency with Housing Set Aside Funds, to Habitat for Humanity of Greater Los Angeles, pursuant to Section 33433 of the California Health and Safety Code; And, 2. Authorize the City Attorney to review/prepare the necessary documents; and, 3. Authorize the City Manager to execute such documents on behalf of the City; and, 4. Approve a budget amendment appropriating \$1,262,500 from the Housing Set Aside Funds (which are now held in one of the City's Special Revenue Funds).

A budget amendment requires a 4/5ths vote.

That the Housing Authority Board:

1. Adopt a Resolution making certain findings and approving a Disposition and Development Agreement between the Culver City Housing Authority and Habitat for Humanity of Greater Los Angeles for the 4044-4068 Globe Avenue, Culver City and the subsequent development of 10 affordable ownership residential units; and, 2. Authorize Housing Authority Special Counsel to review/prepare the necessary documents; and, 3. Authorize the Executive Director to execute such documents on behalf of the Housing Authority.

JOINT ACTION ITEMS

- J-1.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Commitment Letter with Lab Holdings LLC for the Sale and Redevelopment of City Owned Property at the Northerly corners of the Washington Boulevard and Centinela Avenue Intersection](#)
That the City Council:

1. Approve a Commitment Letter with Lab Holding LLC for the sale and subsequent development of the northerly corners of the Washington Boulevard and Centinela Avenue intersection for construction of a Market Hall project; and, 2. Authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and, 3. Authorize the City Manager to execute the Commitment Letter on behalf of the City, and to issue interpretations, waive provisions, enter into amendments on behalf of the City, and to sign all such other documents and instruments necessary to implement and carry out the agreement on behalf of the City in such form as is reasonably acceptable to the City Manager.

- J-2.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: \(1\) Approval of a Purchase and Sale Agreement with Hackman Capital Partners to Purchase Public Parking Spaces at 8550 Higuera/8600 Hayden Place; and \(2\) Direction to Staff to Commence Formation of a Parking District in the Hayden Tract.](#)
That the City Council:

1. Approve a Purchase and Sale Agreement with Hackman Capital Partners for the purchase of a long-term easement for 180 public parking spaces in a parking structure to be constructed at 8550 Higuera Street/8600 Hayden Place; and, 2. Authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and, 3. Authorize the City Manager to execute the Purchase and Sale Agreement on behalf of the City, and to issue interpretations, waive provisions, enter into amendments on behalf of the City, and to sign all such other documents and instruments necessary to implement and carry out the agreement on behalf of the City in such form as is reasonably acceptable to the City Manager; and, 4. Authorize the formation of a Parking District in the Hayden Tract by the City.

- J-3.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Commitment Letter with the Jazz Bakery for the Sale and Redevelopment of City Owned Property located at 9814 Washington Boulevard.](#)
That the City Council:

1. Approve a Commitment Letter with the Jazz Bakery for the sale and subsequent development of 9814 Washington Boulevard for construction of a live performance jazz theatre pursuant to Section 33433 of the California Health and Safety Code; and, 2. Authorize the City Attorney and City Special Counsel to review/prepare all necessary documents; and, 3. Authorize the City Manager to execute the Commitment Letter on behalf of the City, and to issue interpretations, waive provisions, enter into amendments on behalf of the City, and to sign all such other documents and instruments necessary to implement and carry out the agreement on behalf of the City in such form as is reasonably acceptable to the City Manager.

- J-4. [JOINT CITY COUNCIL / REDEVELOPMENT AGENCY AGENDA ITEM: Consideration of a Commitment Letter to Conditionally Commit the City of Culver City to Dispose of the Property to the Selected Developer for the Development of the Washington/National Transit Oriented Development Site.](#)

That the City Council:

1. Authorize execution of a Commitment Letter with _____ for the Washington National Transit Oriented Development (TOD) site located adjacent to the Exposition (Expo) Light Rail line Station in Culver City; 2. Authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and, 3. Authorize the City Manager to execute such documents on behalf of the City.

- J-5. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: PUBLIC HEARING – Adoption of a Resolution Approving a Disposition and Development Agreement for the Sale of City Owned Property Located at 9300 Culver Boulevard to Combined Properties Inc. / Hudson Pacific Properties Inc.](#)

That the City Council:

1. Adopt a Resolution approving a Disposition and Development Agreement between the City of Culver City and Combined Properties Inc. / Hudson Pacific Properties Inc. for the sale and subsequent development of 9300 Culver Boulevard, including the construction of the Town Plaza Expansion in an amount not to exceed \$3,243,000 and construction of extra public parking spaces in an estimated amount of \$3,700,000, pursuant to Section 33433 of the California Health and Safety Code; and, 2. Authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and, 3. Authorize the City Manager to execute the Disposition and Development Agreement on behalf of the City, and to issue interpretations, waive provisions, enter into amendments on behalf of the City, and to sign all such other documents and instruments necessary to implement and carry out the agreement on behalf of the City in such form as is reasonably acceptable to the City Manager.

- J-6. [JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD AGENDA ITEM: \(1\) City Council and Redevelopment Agency Board Adoption of the Amended and Restated Enforceable Obligation Payment Schedule for the Period January 1, 2012 through June 30, 2012, Pursuant to Section 34169\(h\) of the Health and Safety Code, \(2\) City Council and Redevelopment Agency Board Adoption of the Draft Recognized Obligation Payment Schedule for the Period January 1, 2012 through June 30, 2012, Pursuant to Section 34169\(h\) of the Health and Safety Code, and \(3\) City Council and Redevelopment Agency Board Authorization Allowing the City Manager/Executive Director to Make Such Payments on Behalf of the City and Agency Utilizing Available Agency Revenues, Including, but not Limited to, Newly Received Tax Increment Proceeds.](#)

That the City Council:

1. Adopt the Proposed Amended and Restated Enforceable Obligations Payment Schedule for the Period January 1, 2012 through June 30, 2012; and, 2. Adopt the Proposed Draft Recognized Obligations Payment Schedule for the Period January 1, 2012 through June 30, 2012; and, 3. Authorize the City Manager and Chief Financial Officer to make such payments on behalf of the City utilizing former Agency assets in the case that sufficient Agency revenues are unavailable.

AND

That the Agency Board:

1. Adopt the Proposed Amended and Restated Enforceable Obligations Payment Schedule for the Period January 1, 2012 through June 30, 2012; and, 2. Adopt the Proposed Draft Recognized Obligations Payment Schedule for the Period January 1, 2012 through June 30, 2012; and, 3. Authorize the Executive Director to file the Recognized Obligations Payment Schedule with the State of California Department of Finance with copy to the State Controller's Office and the Los Angeles County Auditor/Controller; and, 4. Designate the Chief Financial Officer as the liaison to the State of California Department of Finance; and, 5. Authorize the Executive Director to make such payments on behalf of the Agency utilizing available Agency revenues, including, but not limited to, newly received tax increment proceeds.

- J-7. [JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY AGENDA ITEM: \(1\) Adoption of a City Council Resolution Approving a Cooperation Agreement with the Culver City Housing Authority; \(2\) Adoption of a Housing Authority Resolution Approving a Cooperation Agreement with the City of Culver City.](#)

That the City Council:

Adopt a Resolution approving the Cooperation Agreement with the Culver City Housing Authority

And

That the Housing Authority Board:

Adopt a Resolution approving the Cooperation Agreement with the City of Culver City

ACTION ITEMS

- A-1. [Award of a Construction Contract to KASA Construction as the Lowest Responsive and Responsible Bidder for Construction of the West Washington Phase III and Phase IV Streetscape Median Project.](#)

That the City Council:

(1) Award a construction contract to KASA Construction for a not-to-exceed amount of \$1,058,948.20; and, (2) Authorize the Community Development Director to approve change orders

totaling a not-to-exceed amount of \$100,000; and, (3) Authorize the City Attorney to review/prepare the necessary Documents; and, (4) Authorize the City Manager to execute such documents on behalf of the City.

- A-2. [Consideration of an Owner Participation Agreement with the Hayden Tract Owners Association, and Award of a Professional Services Contract with KOA Corporation for Design, Construction Documents and Construction Administration Services, to Convert the Hayden Tract Railroad Spur into a Parking Lot/Green Belt.](#)

That the City Council:

1. Approve a budget amendment appropriating \$50,000 from former Agency taxable bond

funds in the Hayden Tract/MTA Spur Project (48994110); and A budget amendment requires a 4/5ths vote.

- 2. Approve an Owner Participation Agreement with the Hayden Tract Owners Association for the joint development of a parking lot on the Spur property and the sale of the City owned portion of the Spur to the Association; and*
- 3. Authorize the City Attorney to review/prepare the necessary documents; and,*
- 4. Authorize the City Manager to execute such documents on behalf of the City; and*
- 5. Approve a professional services agreement with KOA Corporation at a cost not-to-exceed \$211,245, to prepare design and construction bid documents, and to provide construction administration services for construction of a parking lot in the Hayden Tract Spur; and*
- 6. Authorize the City Attorney to review/prepare the necessary documents; and,*
- 7. 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
February 06, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule – January 2012

Date	Day	Time	Location
City Council			
<i>January 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>January 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>January 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>January 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>January 3</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>January 10</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>January 27</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>January 4</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Times and dates may be changed.</i> <i>Meetings may be added or changed</i>			

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.