

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE CITY COUNCIL,  
CULVER CITY FINANCING AUTHORITY BOARD,  
CULVER CITY HOUSING AUTHORITY BOARD,  
CULVER CITY PARKING AUTHORITY BOARD,  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD

SPECIAL MEETING OF THE  
CITY COUNCIL, CULVER CITY  
HOUSING AUTHORITY BOARD,  
CULVER CITY FINANCING AUTHORITY BOARD,  
CULVER CITY PARKING AUTHORITY BOARD  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD  
CULVER CITY, CALIFORNIA

May 30, 2017  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Cooper called the meeting of the City Council, the Culver City Financing Authority Board, Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board to order at 7:11 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jeffrey Cooper, Mayor  
Thomas Small, Vice Mayor  
Jim B. Clarke, Council Member  
Göran Eriksson, Council Member  
Meghan Sahli-Wells, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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**Invocation/Pledge of Allegiance**

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Jameel Powell.

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**Community Announcements by City Council Members/  
Information Items from Staff**

Council Member Eriksson spoke of representing the City Council at the memorial service for Planning Commissioner Scott Wyant held the previous Sunday.

Council Members remembered Mr. Wyant noting that his passing was a huge loss to the City.

Vice Mayor Small thanked the Sister City Committee for their efforts towards the recent trip to Capo d'Orlando, Italy.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF SCOTT WYANT.

Council Member Sahli-Wells noted the importance of resident input and participation in the creation of local regulations and she announced upcoming Marijuana Task Force community meetings on June 3 and June 7 in Council Chambers.

Mayor Cooper reiterated the importance of community input on the marijuana issue, and he reported on the Closed Session meeting of May 15, 2017, reading a statement announcing Culver City's acceptance of a settlement with the City of Los Angeles over LAX airfield expansion and traffic enhancements.

Tevis Barnes, Housing Administrator, reported that the Globe Project with Habitat for Humanity, Greater Los Angeles, would be closing on financing soon, and she provided background on the project, the City's first 100% affordable workforce ownership project.

Daryl Simian, Habitat for Humanity, explained the application process, noting receipt of 500 applications for ten homes; reviewed the vetting process; and introduced applicants, the Powell family.

Jameel Powell introduced his family; reported working for the City for seven years; stated that his wife is a substitute teacher in the City; detailed their qualifications for the program; and reviewed his experience with the application process.

Mayor Cooper congratulated Mr. Powell on becoming one of the first families selected as recipients of the program.

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**Joint Public Comment - Items Not on the Agenda**

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Sonia Karroum, Sister City Committee, reviewed additional budget requests.

Council Member Sahli-Wells felt it premature to consider a budget item request before the relationship with the new City is formally accepted.

Dr. Janet Hault, resident, recited a poem in honor of May being Pet Month.

Albert Vera Jr., spoke of the success of the implementation of the polystyrene ban at his store.

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**Receipt and Filing of Correspondence**

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON MAY 30, 2017.

Jeremy Green, City Clerk, reported receipt of nine items for C-16, five for PH-2, and one for A-1.

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**Order of the Agenda**

No changes were made.

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**Consent Calendar**

Item C-5  
(Out of Sequence)

**CC - Adoption of a Resolution Approving an Encroachment Agreement with AT&T for Use of the Public Right-of-Way along Lenawee Avenue and Ivy Way**

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER ERIKSSON, THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH AT&T FOR 168 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ALONG LENAWEE AVENUE AND IVY WAY;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL  
NOES: NONE  
RECUSED: SAHLI-WELLS

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Item C-6

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the Intention to Order the Levy of Annual Assessments Therein, and (3) Setting the Date, Time, and Place for the Public Hearing for Landscape Maintenance District Number 1**

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS, THAT THE CITY COUNCIL: 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 2017/2018, AND (3) SETTING THE TIME, DATE, AND PLACE FOR A PUBLIC HEARING FOR JUNE 26, 2017 AT 7:00 P.M. IN THE MIKE BALKMAN COUNCIL CHAMBERS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: NONE  
RECUSED: COOPER

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Item C-8  
(Out of Sequence)

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the Intention to Order the Levy of Annual Assessments Therein, and (3) Setting the Date, Time and Place for the Public Hearing for the Higuera Street Landscaping and Lighting Maintenance District**

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL: 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 2017/2018, AND (3) SETTING THE TIME, DATE, AND PLACE FOR A PUBLIC HEARING ON JUNE 26, 2017, AT 7:00 P.M. IN THE MIKE BALKMAN COUNCIL CHAMBERS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SAHLI-WELLS  
NOES: NONE  
RECUSED: SMALL

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Item C-7  
(Out of Sequence)

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the Intention to Order the Sewer User's Service Charge for Fiscal Year 2017/2018, and (3)**

**Setting the Date, Time, and Place for the Public Hearing**

Discussion ensued between staff and Council Members regarding confirmation of the increased percentage, and Sanitation District numbers.

THAT THE CITY COUNCIL: 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 2017/2018, AND (3) SETTING THE TIME, DATE, AND PLACE FOR A PUBLIC HEARING FOR JULY 24, 2017, AT 7:00 P.M. IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-11  
(Out of Sequence)

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2017/2018, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 1**

Discussion ensued between staff and Council Members regarding both C-11 and C-15; use of reserve accounts; paying down assessments; the allowable scope of improvements; soliciting the feeling of property owners on their priorities; the unexpected surplus; no levy vs. improvements; legal requirements; available options; identified improvement projects; community outreach; and concern with staff time.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 1; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 26, 2017 AT 7:00 PM IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-12  
(Out of Sequence)

**CC - Authorization to Proceed with the West Washington Area Improvement Plan Phase IV Project**

Discussion ensued between staff and Council Members regarding plans for storm runoff incorporated into median improvement, and clarification that there is no expected impact on bike lanes from the project.

THAT THE CITY COUNCIL:

1. AUTHORIZE STAFF TO UPDATE THE BID DOCUMENTS; AND
2. AUTHORIZE THE WEST WASHINGTON AREA IMPROVEMENT PLAN PHASE IV PROJECT USING AVAILABLE TAX EXEMPT BOND PROCEEDS.

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Item C-13

**CC - Adoption of a Resolution Designating Certain Commercial Districts as Commercial Revitalization Areas in Order to Promote Economic Development and Commercial Property Improvement in Culver City, and Rescinding Resolution No. 2017-R008**

Discussion ensued between staff and Council Members regarding providing staff flexibility in adjusting the areas rather than having the City Council consider every area or boundary change; reasons for leaving the decision with the City Council; the anticipated number of revitalization projects over the next year; the time period of three to four years to measure the success of a revitalization project; staff preference in the matter; questions from residents on why the Arts District is not included; criteria and the standard for review; parking requirements as the main issue; criteria used for the additional district area; stimulating reinvestment through reduced parking costs; physical improvements; the façade improvement program grant funding; changes to the sign code; business promotional measures; and additional City reinvestment tools.

THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION DESIGNATING CERTAIN COMMERCIAL DISTRICTS AS COMMERCIAL

REVITALIZATION AREAS IN ORDER TO PROMOTE ECONOMIC DEVELOPMENT AND ENCOURAGE IMPROVEMENTS TO COMMERCIAL PROPERTY.

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Item C-17  
(Out of Sequence)

**CC - Approval of Professional Services Agreement with California Watershed Engineering for the Design of Washington Boulevard Regional Project, PR-001 in an Amount Not-to-Exceed \$413,600 (\$376,000 Base Cost with a 10% Contingency of \$37,600)**

Discussion ensued between staff and Council Members regarding confirmation that an O&M agreement had been reached with Costco.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH CALIFORNIA WATERSHED ENGINEERING FOR THE DESIGN OF THE WASHINGTON BOULEVARD REGIONAL PROJECT, PR-001 IN AN AMOUNT NOT-TO-EXCEED \$376,000;
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE AGREEMENT WITH CALIFORNIA WATERSHED ENGINEERING IN AN AMOUNT NOT-TO-EXCEED \$37,600 FOR ADDITIONAL DESIGN WORK;
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.

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Item C-18

**CC - Adoption of a Resolution (1) Approving the Amended Engineer's Report; (2) Declaring the Intention to Levy and Collect the Refuse, Recycling and Organics Collection Fees for FY 2017/2018 - 2019/2020; and (3) Setting the Date, Time and Place for the Public Hearing**



Discussion ensued between staff and Council Members regarding annual 7% increases over three years; anticipated public pushback; favorable local rates compared to neighboring areas; concern that the action will appear to be a 21% increase over three years; the many years without raising rates; history of the last proposed increase of 3%; maintenance neglect in the Sanitation Department due to lack of funds; older bins in need of replacement; aging infrastructure within the Sanitation Department; other areas of revenue being explored; why the 3% raise had not been implemented; and a provision for protest.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING AN AMENDED ENGINEER'S REPORT FOR THE REFUSE, RECYCLING AND ORGANICS USER'S SERVICE CHARGE FOR FISCAL YEARS 2017/2018 -2019/2020, (2) DECLARING THE INTENTION TO LEVY AND COLLECT THE REFUSE, RECYCLING AND ORGANICS COLLECTION FEES FOR FISCAL YEARS 2017/2018 - 2019/2020; AND (3) SETTING A PUBLIC HEARING FOR JULY 24, 2017 AT 7:00 PM IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-21  
(Out of Sequence)

**CC - Approval of Amendments to Existing Legal Services Agreements with the Firms of Greenberg Glusker Fields Claman & Machtinger LLP and Best Best & Krieger LLP**

Discussion ensued between staff and Council Members regarding how long the increased rate would be valid; how often these jobs go out for bid; the discounted, blended rate; the oil and gas specialty; estimated budgets; City benefits from the relationship; an explanation that the bidding process does not apply with law firms due to the need for expertise rather than the lowest bid; assurance on the length of time the rate will be valid; City Attorney review of rate increase requests from other firms; the one increase the City Attorney chose to bring to the City Council; the 17 year relationship with this firm; the firm's knowledge that this is a one-time issue; their expertise in California Environmental Quality Act (CEQA); the LAX settlement; the Oil Drilling Subcommittee perspective; and whether the line item for legal services in the budget would increase with this item.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING LEGAL SERVICES AGREEMENT WITH GREENBERG GLUSKER FIELDS CLAMAN & MACHTINGER LLP TO ALLOW FOR A RATE INCREASE AS DISCUSSED IN THE STAFF REPORT; AND
2. APPROVE AN AMENDMENT TO THE EXISTING LEGAL SERVICES AGREEMENT WITH BEST BEST & KRIEGER TO ALLOW SERVICES ON AN AS-NEEDED BASIS WITHIN THE AVAILABLE LEGAL SERVICES BUDGET APPROVED BY CITY COUNCIL FOR THE APPLICABLE FISCAL YEAR.
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.

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Item C-1  
(Out of Sequence)

**CC:HA:SA - Cash Disbursements**

THAT THE CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY APPROVE CASH DISBURSEMENTS FOR APRIL 29, 2017 - MAY 19, 2017.

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Item C-2

**CC:HA:SA:FA - Meeting Minutes**

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE JOINT SPECIAL MEETING OF THE CITY COUNCIL AND CULTURAL AFFAIRS COMMISSION ON APRIL 18, 2017, AND THAT THE CITY COUNCIL, HOUSING AUTHORITY, FINANCE AUTHORITY AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON MAY 8, 2017, AND THE SPECIAL CITY COUNCIL MEETING ON MAY 15, 2017.

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Item C-3

**CC - (1) Award of Construction Contract to Metro Builders & Engineers Group, Ltd., as the Lowest Responsive and Responsible Bidder, in the Amount of \$1,094,312, for the Construction of the Transfer Station Stormwater Diversion Project, PZ-948; and (2) Authorization for the Public Works Director/City Engineer to Approve Change Orders, in an Amount Not-to-Exceed \$110,000**

THAT THE CITY COUNCIL:

- 1) AWARD A CONTRACT TO METRO BUILDERS & ENGINEERS GROUP, LTD., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE TRANSFER STATION STORMWATER DIVERSION PROJECT, PHASE 1, PZ-948 IN THE AMOUNT OF, \$1,094,312;
- 2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, FOR AN AMOUNT NOT-TO-EXCEED \$110,000, IF NECESSARY, FOR CONSTRUCTION;
- 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.

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Item C-4

**CC - Adoption of a Resolution Approving an Encroachment Agreement with Freedom Telecommunications, LLC dba Wilcon for Use of the Public Right-of-Way from the City Boundary on Motor Avenue to 10202 Washington Boulevard**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH FREEDOM TELECOMMUNICATIONS, LLC DBA WILCON FOR 233 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ALONG GREEN VALLEY CIRCLE NEAR FOX HILLS DRIVE;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9  
(Out of Sequence)

**CC - FOUR-FIFTHS VOTE REQUIREMENT - (1) Approval of an Extra Work Change Order, in the Amount of \$220,000, to the Existing Contract with Aldridge Electric Inc. for the Construction of the Traffic Monitoring CCTV System Gap Closure Project, PL-004; and (2) Approval of a Budget Amendment Appropriating \$80,000 Developer Funds in FY16/17 CIP Budget for this Project**

THAT THE CITY COUNCIL:

1. APPROVE EXTRA WORK CHANGE ORDER IN THE AMOUNT OF \$220,000 (IN ADDITION TO THE ORIGINAL \$250,000 CHANGE ORDER AUTHORITY) TO THE EXISTING CONTRACT WITH ALDRIDGE ELECTRIC INC. FOR THE CONSTRUCTION OF THE TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004; AND,
2. APPROVE A BUDGET AMENDMENT APPROPRIATING \$80,000 DEVELOPER FUNDS IN FY16/17 CIP BUDGET FOR THIS PROJECT; AND,
3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE THE EXTRA WORK CHANGE ORDER ON BEHALF OF THE CITY.

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Item C-10

**CC - Approval of Three-Year Professional Services Agreements with Two Optional One-Year Extensions and an Annual Not-to-Exceed Amount of \$8,000 (\$40,000 Over a Five-Year Period) for On-Call Geotechnical Plan Check Services with Each of the Following Consulting Firms: (1) Global Geo-Engineering, Inc.; and (2) California Testing & Inspections**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GLOBAL GEO-ENGINEERING, INC., WITH TWO OPTIONAL ONE-

YEAR EXTENSIONS IN AN ANNUAL NOT-TO-EXCEED AMOUNT OF \$8,000 (\$40,000 OVER A FIVE-YEAR PERIOD); AND

2. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA TESTING & INSPECTIONS, WITH TWO OPTIONAL ONE-YEAR EXTENSIONS IN AN ANNUAL NOT-TO-EXCEED AMOUNT OF \$8,000 (\$40,000 OVER A FIVE-YEAR PERIOD); AND

3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE OPTIONAL ONE-YEAR EXTENSIONS; AND

4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-14  
(Out of Sequence)

**CC - (1) Approval of an Amendment to an Existing Professional Services Agreement with Willdan Engineering for Contract Planning Services in an Amount Not-to-Exceed \$80,000; and (2) Approval of a Related Budget Amendment (Requires a Four-Fifths Vote)**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR CONTRACT PLANNING SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$80,000 (FOR A TOTAL NOT-TO-EXCEED AMOUNT \$110,000);

2. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE);

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.

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Item C-19  
(Out of Sequence)

**CC - Approval of an Amendment to the Existing Emergency Services Agreement with Utility Systems, Science and Software (US3), for (1) Maintenance of the Emergency Notification System and the Sewer Flow Monitoring System (ENS/SFMS); and (2) Completion of the ENS/SFMS Motorola Radio Upgrade for Compatibility with the P25 Upgrade of the City's Trunk Radio System, in the Amount of \$161,862, (\$147,147 plus \$14,715 in Contingency Authority)**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING EMERGENCY SERVICES AGREEMENT WITH UTILITY SYSTEMS, SCIENCE, AND SOFTWARE, INC., TO INCREASE THE CONTRACT AMOUNT NOT-TO-EXCEED \$147,147, PLUS \$14,715 IN CONTINGENCY AUTHORITY FOR A TOTAL OF \$161,862; AND
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE US3 AGREEMENT CONSISTENT WITH THE ABOVE CONTINGENCY AMOUNTS; 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.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-3, C-4, C-7, C-9, C-10, C-11, C-12, C-13, C-14, C-18, C-19, and C-21.

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Item C-15  
(Out of Sequence)

**CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2017/2018, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 2**

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 2; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 26, 2017 AT 7:00 PM IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-16

**CC - (1) Approval of a Professional Services Agreement with John Kaliski Architects (JKA) to Conduct Studies and Prepare Recommendations for R-1 Neighborhood Development Standards and Hillside Development Standards, in an Amount Not-to-Exceed \$342,440**

Mayor Cooper invited public input.

The following member of the audience addressed the City Council:

Ron Smoire, resident, voiced support for the item; expressed frustration with the long process through Planning to the City Council; voiced concern with developers looking to maximize their investments by building out lots; felt a moratorium was appropriate; and reported that he had received no notifications from the City on the item.

Discussion ensued between staff and Council Members regarding the City's efforts towards the item; the need to go further than the baseline ordinance; making sure City Council comments and wishes are transmitted to JKA; the need to include the history of slides in the report; exploring other hazardous conditions such as fire; the need to define buildable area versus square footage: the possibility of including Blair Hills; hosting separate meetings in both areas; the importance of notifying everyone who has spoken on the issue in the past; whether the request is out of the scope of JKA's efforts; differences with Blair Hills precluding the use of this report's numbers and conclusions; the buildable area as a zoning envelope; looking at potential grading

requirements; whether measurements from only one area should be used to create Citywide policy on hillsides; subsidence in Blair Hills; an assertion it will be less expensive to do analysis on Blair Hills now, on the front end, than after a slide; the breakdown of the timeline of the analysis; whether an additional study could happen simultaneously; support for spending the extra money to study Blair Hills; options on how to proceed; agendizing a discussion of studying Blair Hills; support for mapping in Blair Hills; an explanation that the mapping is topographical while geological studies use historical data; mansionization and hillside development as the two main parts of the issue; and the revitalization efforts of developers.

Additional discussion ensued between staff and Council Members regarding clarification that staff include historical data; expanding the scope of the project to include Blair Hills in the mapping analysis; whether a new quote is required; moving forward with the regular scope of work; and direction to staff to return with an amendment.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH JOHN KALISKI ARCHITECTS FOR THE PREPARATION OF THE R-1 NEIGHBORHOOD DEVELOPMENT STANDARDS AND HILLSIDE DEVELOPMENT STANDARDS, IN AN AMOUNT NOT-TO-EXCEED \$342,440, WITH DIRECTION BY CITY COUNCIL TO INCLUDE HISTORICAL DATA AND RETURN TO REQUEST AN ACTION ITEM TO ADD BLAIR HILLS INTO THE MAPPING ANALYSIS; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COOPER, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: CLARKE

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Item C-20  
(Out of Sequence)

**CC - Authorization of a Purchase Order with IPS Group, Inc., for the Purchase of 1100 Parking Meters and Related Parts and Equipment in an Amount Not-to-Exceed \$1,045,137.15**

Discussion ensued between staff and Council Members regarding whether parking meters are becoming obsolete; whether the City should invest in something that will soon be phased out; evolving technology; the main goal of public access and whether the new purchases would provide that vs. smartphone app driven parking; an observation that meters are disappearing worldwide; moving forward with available technology; whether the kiosk/smartphone approach has been studied; staff assertion this is the right move at this point; smartphone interaction with the new meters; costs and convenience associated with the meters and kiosks; price per unit vs. revenue per unit; existing meters vs. new meters; and clarification regarding how many new versus existing meters there are.

Council Member Eriksson moved that the City Council direct staff to investigate alternative technology for parking meters. Vice Mayor Small seconded the motion.

Additional discussion ensued between staff and Council Members regarding confirmation that a discount on the meter purchase would be lost if the decision on C-20 were delayed.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL DIRECT STAFF TO LOOK AT ALTERNATE TECHNOLOGY FOR PARKING METERS.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, SMALL  
NOES: CLARKE, COOPER, SAHLI-WELLS

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL:

1. AUTHORIZE A PURCHASE ORDER WITH IPS GROUP, INC. FOR THE PURCHASE OF 1100 PARKING METERS, HOUSING UNITS, YOKE EXTENDERS, E-LOCKS, SEALED COIN BOXES, AND SPARE PARTS, IN

AN AMOUNT NOT TO EXCEED \$1,045,137.15, TO BE PAID FROM PZ-949 NEW PARKING METER PROJECT;

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE THE PURCHASE ORDER.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, SMALL  
NOES: ERIKSSON

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**Public Hearings**

Item PH-1

**CC - (1) Adoption of a Resolution Authorizing the City to Become a Member of the Groundwater Sustainability Agency for the Santa Monica Groundwater Basin (SMBGSA) in Concert with Santa Monica, Los Angeles, Beverly Hills and the County of Los Angeles, Pursuant to the Sustainable Groundwater Management Act; and (2) Approval of a Memorandum of Understanding Related to the City's Participation in the SMBGSA**

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE POSTING OF THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Cooper invited public input.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding confirmation of County approval, and clarification on the basins shown in the staff report maps.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY TO BECOME A MEMBER OF THE GROUNDWATER SUSTAINABILITY AGENCY FOR THE SANTA MONICA GROUNDWATER BASIN (SMBGSA) IN CONCERT WITH THE CITIES OF SANTA MONICA, LOS ANGELES, BEVERLY HILLS, AND THE COUNTY OF LOS ANGELES;
2. APPROVE A MEMORANDUM OF UNDERSTANDING RELATED TO THE CITY'S PARTICIPATION IN THE SMBGSA;
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS;
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND
5. DESIGNATE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS DESIGNEE TO REPRESENT THE CITY ON THE SMBGSA.

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Item PH-2

**CC - Adoption of a Resolution Approving Density Bonuses and Other Bonus Incentives, P2016-0072-DOBI, as Required by State Density Bonus Law, Allowing an Increase in Residential Density in Return for the Inclusion of Two Low Income Affordable Units within a Mixed Use Project Consisting of a Four-Story, 48,422 Square Foot Building with 14 Multi-Family Residential Dwelling Units Above 4,898 Square Feet of Ground Floor Retail Commercial Space with 14 at Grade Parking Spaces and 31 Subterranean Parking Spaces which Includes Tandem Parking, Located at 11281 Washington Place in the Commercial General (CG) Zone**

Council Member Sahli-Wells reported attending the Water Resiliency meeting for the Board of Supervisors and she discussed actions taken at that meeting.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE POSTING OF THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

Jose Mendivil, Associate Planner, presented a summary of the material of record.

Discussion ensued between staff and Council Members regarding the process for obtaining permit parking; permit parking agreements; cost to residents for parking permits; guest permits; the scope of permit requests; whether further studies are required; developer obligations; and clarification on City Council jurisdiction.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Farzin Maly, applicant architect, presented a slide show detailing the history of the project including recent renderings and comparisons to demonstrate improvements and shadow study results; he discussed details on the building space and parking; mixed-use benefits; and a review of the bonus density mandate.

Council Member Clarke received clarification that utility poles would not be removed.

Daniel Rafalian, property owner, described the two and a half year process to get to this point; reviewed accommodations for neighbors; asserted the height was below what is allowed; he pointed out that they did not take advantage of an allowed increase to their Floor Area Ratio (FAR) and had exceeded setback requirements; he asserted that the two low income units were not cost effective; and he expressed hope that the project would be approved.

Jess Daily, resident, expressed opposition to the project noting that the four to five story project was too large for the neighborhood and lacked adequate parking.

Gary Reissman, resident, expressed opposition to the project; concern with communication between the developer and Shell when excavating near the pipeline; and he stated that a midnight to four request was never made of staff by

the group of residents who met with them, rather a special dispensation was asked for.

Discussion ensued between the speaker, staff and Council Members regarding clarification on the details of the special dispensation, and reference to the author of the email requesting the 12 to 4 dispensation.

Jeremy Green, City Clerk, read a written comment submitted by:

Chris Lapisky

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between the applicant, staff and Council Members regarding default of the applicant in payments to the City on other properties; the number of other projects in the pipeline using community benefits and the state density bonus; clarification that the number of gross units in the pipeline is around 1,000; the housing program reboot to provide more affordable housing; whether the City is on track to meet numbers; affordable components in projects promoted at City Council direction; public opposition leading to downscaling; a request that the applicant provide air filtration systems due to freeway proximity; clarification that the percentage of affordable units being built is very low; whether the owner would also manage the property; conditions on property maintenance; covenants; an assertion the property maintenance would have to exceed City standards in order to obtain the necessary level of rents and leases; the Property Maintenance Standard already incorporated into the conditions; a request of the developer for a new fence around the property; a review of the amount of money the owner has spent in the process and his reluctance to commit to additional expenses; adding a condition for a new fence installed by June; no City requirements on fence wrap; the condition of the current fence; Condition 59 covering fence height requirements; inclusion of a condition requiring the air filtration systems; appreciation for the work of the applicant with the neighborhood by reducing the project mass; rents on the affordable units; and owner agreement to pay up to \$900 towards parking permits for residents for the first year.

Gary Reissman asserted that permit parking is not effective when it is not enforced.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY: ADOPT A RESOLUTION AS AMENDED APPROVING DENSITY BONUSES AND OTHER BONUS INCENTIVES, P2016-0072-DOBI, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE PROPOSED RESOLUTION IN ORDER TO ALLOW AN INCREASE IN RESIDENTIAL DENSITY FOR A MIXED USE PROJECT (THE "PROJECT") AT 11281 WASHINGTON PLACE IN RETURN FOR TWO LOW INCOME AFFORDABLE UNITS WITHIN THE PROJECT.

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**Action Items**

Item A-1

**CC - (1) Approval of a Change Order in the Amount of \$10,000 with Larry Moss & Associates for Additional Work; (2) Authorization to Terminate Agreement with Larry Moss & Associates; and (3) Authorization to Release a Request for Proposals to Landscape Architectural Firms to Replace City Hall's Landscaping**

Joe Susca, Environmental Programs and Operations Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the estimated contribution from the Centennial Committee; project costs including carry-over from the prior year; concern over a potential shortfall; clarification on the division of expenses; naming gift opportunities; breakdown of phases to the project; the park for children which is adjacent to the City Hall in Capo d'Orlando, Italy; clarification that corporate sponsorship is not a component of the project; the Centennial Committee Donation Wall as a legacy piece and public art; clarification on the original discussion of the proposal; naming opportunities; lack of clarity from the Centennial Committee on the project; misunderstanding with the Executive Committee of the Centennial on the use of funds raised; the significant increase over the original estimate from Larry Moss; securing funding; the landscaping as the face of the City; water conservation goals; moving the item forward to meet the Centennial deadline; the investment in

the City; breakdown of the line items of the invoice; whether there was payment on work not performed or materials not delivered; clarification that a lot of extra work had been added to the original contract; justification for seeking an increase before the original work is complete; whether additional meetings and phone calls should be part of doing business rather than billable expenses; work hours behind making the video; a suggestion to split the difference on the amount charged; whether the amount of money is warranted; whether the budget amount would be included in the Request for Proposal (RFP); a suggestion that RFP language on plants should emphasize native plants; support for water retention and Low Impact Development best practices; modeling policies; and an amendment changing the amount to up to \$5,000.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE A CHANGE ORDER UP TO \$5,000 WITH LARRY MOSS & ASSOCIATES FOR COMPLETION OF ADDITIONAL WORK OUTSIDE THE ORIGINAL SCOPE OF WORK.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

2. AUTHORIZE TERMINATION OF THE AGREEMENT WITH LARRY MOSS & ASSOCIATES; AND
3. APPROVE THE CONTENT OF A REQUEST FOR PROPOSALS FOR THE CITY HALL LANDSCAPING REPLACEMENT AND CENTENNIAL GARDEN PROJECT; AND
4. AUTHORIZE THE RELEASE OF THE REQUEST FOR PROPOSALS TO THE 12 LANDSCAPE ARCHITECTURAL FIRMS IDENTIFIED; AND
5. APPROVE INCLUSION OF A CENTENNIAL GARDEN AND RELATED PUBLIC ART PROVIDED THE CENTENNIAL CELEBRATION COMMITTEE RAISES THE FUNDS NECESSARY TO COVER ITS COST; 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.

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**Public Comment - Items Not on the Agenda**

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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**Items from Council Members**

None.

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**Closed Session**

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECESS TO CLOSED SESSION.

**CS-1** Conference with Labor Negotiators

City Designated Representatives: City Manager John M. Nachbar; Administrative Services Director Serena Wright; Chief Financial Officer Jeff Muir

Employee Organizations: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Fire Fighters Association Local 1927, AFL-CIO; Culver City Police Management Group; Culver City Fire Management Group Pursuant to Government Code Section 54

At 10:48 p.m. the City Council adjourned to Closed Session.

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**Adjournment**

There being no further business, at 11:59 p.m., the City Council, Financing Authority Board, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Scott Wyant to June 12, 2017.

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Jeremy Green  
CITY CLERK of Culver City, California  
EX-OFFICIO CLERK of the City Council and SECRETARY of the  
Successor Agency to the Culver City Redevelopment Agency  
Board, Culver City Financing Authority Board,  
Culver City Parking Authority Board and Culver City  
Housing Authority Board  
Culver City, California

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JEFFREY COOPER

MAYOR of Culver City, California and CHAIR of the  
Successor Agency to the Culver City Redevelopment Agency  
Board, Culver City Financing Authority Board, Culver City  
Parking Authority Board, and Culver City Housing Authority  
Board