



City Hall
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851



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 Agenda

Mike Balkman Council Chambers
9770 Culver Blvd.
Culver City, CA 90232

5:00 PM

Monday, December 14, 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. [15-460](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
RE: KAREN GIBSON ROC V. CITY OF CULVER CITY
CASE NO. BC 531502
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-2. [15-461](#) CC - PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: CITY ATTORNEY
PURSUANT TO GOVERNMENT CODE SECTION 54957**
- CS-3. [15-463](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
RE: CITY OF INGLEWOOD ET AL. V. CITY OF LOS ANGELES ET AL. (LAX)
CASE NO. 56-2014-00451038-CU-WM-OXN
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-4. [15-465](#) CC:SA - CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 9300 CULVER BOULEVARD (PARCEL B)
CITY AND SUCCESSOR AGENCY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER/EXECUTIVE DIRECTOR; SOL BLUMENFELD, ASSISTANT EXECUTIVE DIRECTOR/COMMUNITY DEVELOPMENT DIRECTOR
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

CS-5. [15-466](#) CC - CONFERENCE WITH LABOR NEGOTIATORS
CITY DESIGNATED REPRESENTATIVES: JOHN
NACHBAR, CITY MANAGER; SERENA WRIGHT,
DIRECTOR OF HUMAN RESOURCES
EMPLOYEE ORGANIZATION: CULVER CITY
EMPLOYEES ASSOCIATION, CULVER CITY POLICE
OFFICERS ASSOCIATION, CULVER CITY POLICE
MANAGEMENT GROUP, CULVER CITY MANAGEMENT
GROUP, CULVER CITY FIREFIGHTERS ASSOCIATION;
CULVER CITY FIRE MANAGEMENT GROUP
PURSUANT TO GOVERNMENT CODE SECTION 54957.6

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

**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. [15-462](#) **CC:HA:SA - CASH DISBURSEMENTS FOR OCTOBER 31-DECEMBER 4, 2015.**

Attachments: [Check Registers-12.14.15](#)

- C-2. [15-464](#) **CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR MEETING OF NOVEMBER 9, 2015 AND THE SPECIAL MEETING OF NOVEMBER 16, 2015 (JOINT WITH THE PLANNING COMMISSION).**

Attachments: [CCHASA 110915 - FINAL](#)
[CCPC 111615 -FINAL](#)

- C-3. [15-427](#) **HA - AUTHORIZATION TO SOLICIT VOLUNTEERS ENUMERATORS AND DONATIONS OF REFRESHMENTS FOR THE 2016 GREATER LOS ANGELES HOMELESS COUNT**

Attachments: [Attachment 1 Homeless count total 2013 and 2015.pdf](#)

- C-4. [15-439](#) CC - FOUR-FIFTHS VOTE REQUIREMENT - APPROVAL OF (1) A BUDGET AMENDMENT APPROPRIATING \$80,000 OF PROPOSITION C DISCRETIONARY FUNDS TO THE TRANSPORTATION DEPARTMENT, (2) A LEASE AGREEMENT WITH SHUTTLE BUS LEASING FOR THE ACQUISITION OF TWO ADVANCED DESIGN, HEAVY-DUTY, LOW FLOOR, NEW FLYER COMPRESSED NATURAL GAS (CNG) TRANSIT BUSES FOR A TERM ENDING ON JUNE 30, 2016 (WITH AN OPTION TO EXTEND THE AGREEMENT FOR TWO ADDITIONAL MONTHS) IN AN AMOUNT NOT-TO-EXCEED \$71,000.
- C-5. [15-440](#) CC - APPROVAL OF A PURCHASE ORDER FOR A REPLACEMENT COPIER / PLOTTER / SCANNER UNIT FROM STEVEN ENTERPRISES, INC. IN AN AMOUNT NOT-TO-EXCEED \$45,000.
- C-6. [15-441](#) CC - AUTHORIZATION OF THE RELEASE OF A REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF A CLOUD-BASED CITYWIDE SIGN INVENTORY AND MANAGEMENT SYSTEM AND CITYWIDE SIGN RETROREFLECTIVITY ASSESSMENT.
- C-7. [15-442](#) CC - AUTHORIZATION OF THE RELEASE OF A REQUEST FOR PROPOSALS FOR AMERICANS WITH DISABILITIES ACT TRANSITION PLAN CONSULTANT SERVICES, CIP NO. PS-006.
- C-8. [15-443](#) CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH LEVEL 3 COMMUNICATION FOR FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 3828 DELMAS TERRACE AND 3900 OVERLAND AVENUE

Attachments: [15-12-14 PW-ENG CITY COUNCIL Level 3 Communication 382](#)
 [15-12-14 PW-ENG CITY COUNCIL Level 3 Communication 382](#)

- C-9. [15-444](#) 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: [15-12-14 PW-ENG CITY COUNCIL Time Warner 5700 Hannum](#)
[15-12-14 PW-ENG CITY COUNCIL Time Warner 5700 Hannum](#)

- C-10. [15-445](#) HA - APPROVAL OF AN AMENDED AND RESTATED DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE CULVER CITY HOUSING AUTHORITY AND HABITAT FOR HUMANITY OF GREATER LOS ANGELES FOR THE DEVELOPMENT OF AFFORDABLE AND WORKFORCE OWNERSHIP HOUSING ON THE HOUSING AUTHORITY-OWNED SITE LOCATED AT 4044-4068 GLOBE AVENUE.

- C-11. [15-449](#) CC - (1) AUTHORIZATION TO COMBINE BUS SIGNAL PRIORITY AND REAL-TIME BUS ARRIVAL INFORMATION SYSTEM PROJECTS INTO ONE PROJECT (RENAMED ITS PROJECT) AND ADD THE SMARTBUS SYSTEM REPLACEMENT PROJECT TO THE ITS PROJECT; (2) APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$700,000; (3) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH EIGER TECHSYSTEMS IN AN AMOUNT NOT-TO-EXCEED \$272,402 FOR CONSULTING SERVICES ASSOCIATED WITH ADDITIONAL ITS PROJECT SCOPE OF WORK; (4) AUTHORIZATION TO THE TRANSPORTATION DIRECTOR TO APPROVE AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENT WITH EIGER TECHSYSTEMS IN AN ADDITIONAL AMOUNT OF \$27,500 (~10%) FOR UNEXPECTED COSTS; AND (5) AUTHORIZATION OF THE RELEASE OF A REQUEST FOR PROPOSALS FOR THE DESIGN AND CONSTRUCTION OF THE ITS PROJECT.

- C-12. [15-450](#) CC - AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR THE REMOVAL AND DISPOSAL OF EXISTING BUS STOP FURNITURE AND THE PROCUREMENT AND INSTALLATION OF NEW BUS STOP FURNITURE AT SELECT LOCATIONS IN THE CITY.
- C-13. [15-454](#) CC - (1) APPROVAL OF A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH ALL CITY ATHLETICS, INC., TO PLAN, ORGANIZE, AND CONDUCT THE CULVER CITY ADULT BASKETBALL PROGRAM; AND, (2) APPROVAL OF A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH MAJOR LEAGUE SOFTBALL, INC., TO PLAN, ORGANIZE, AND CONDUCT THE CULVER CITY ADULT SOFTBALL PROGRAM.

Attachments: [ATT-1 Summary SportsProgramProposals.pdf](#)
[ATT-2 Responses-to-11-02-15-Emails.pdf](#)

- C-14. [15-455](#) CC - APPROVAL OF A PURCHASE ORDER WITH BOTACH INC. FOR THE PURCHASE OF 120 BALLISTIC HELMETS, 120 FACE SHIELDS AND 120 FACE SHIELD COVERS IN AN AMOUNT-NOT-TO-EXCEED \$35,094.31.

Attachments: [Botach Inc. quote](#)

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. [15-324](#) CC - PUBLIC HEARING - (1) ADOPTION OF A RESOLUTION CONFIRMING THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2016; AND (2) APPOINTMENT OF MEMBERS TO THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD FOR CALENDAR YEAR 2016.

Attachments: [ATT No 1 Reso Intent to Levy for 2016 w Exhibits.pdf](#)
[ATT No 2 - Financials.pdf](#)
[ATT No 3 - 501c3.pdf](#)
[ATT No 4 - Insurance.pdf](#)
[ATT No 5 - Notes.pdf](#)

- PH-2. [15-412](#) CC - PUBLIC HEARING AND FOUR FIFTHS VOTE REQUIREMENT (1) ADOPTION OF MOTION MAKING A FINDING PURSUANT TO CALIFORNIA VEHICLE CODE SECTION 35554(D)(1)(B) THAT THE CITY'S TRANSIT FLEET CLASS EXPANSION IS NECESSARY TO ADDRESS A NEED TO SERVE AN EXISTING MARKET PURSUANT TO THE CITY'S SHORT-RANGE TRANSIT PLAN APPROVED ON MAY 26, 2015; AND (2) APPROVAL OF A CONTRACT WITH NEW FLYER OF AMERICA INC., FOR THE PURCHASE OF 18 ADVANCED DESIGN, HEAVY-DUTY, LOW FLOOR COMPRESSED NATURAL GAS (CNG) POWERED FORTY-FOOT TRANSIT BUSES AND OPTIONAL EQUIPMENT IN AN AMOUNT NOT-TO-EXCEED \$11,171,500.

- PH-3. [15-414](#) CC - PUBLIC HEARING - ADOPTION OF A RESOLUTION ESTABLISHING A COMMUNITY BENEFITS DISTRICT AND APPROVING A COMMUNITY BENEFIT FOR THE PROPOSED AXIS-MUNDI RE II, LLC MIXED-USE DEVELOPMENT PROJECT AT 12803-12823 WASHINGTON BOULEVARD.

Attachments: [ATT 1 - Reso 2008-R015.PDF](#)
[ATT No 2 - Map.pdf](#)
[ATT No 3 - Resolution Establishing Community Benefits - 12803-1223](#)
[ATT No. 4 - Notes.pdf](#)

- PH-4. [15-422](#) CC - PUBLIC HEARING - (1) CONSIDERATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND ALLOCATION FOR FISCAL YEAR 2016/2017; (2) ADOPTION OF A RESOLUTION AUTHORIZING THE FILING OF THE APPLICATION FOR FUNDING; AND (3) APPROVAL OF A REIMBURSABLE CONTRACT WITH THE COUNTY OF LOS ANGELES CONCERNING CULVER CITY'S ALLOCATION.

Attachments: [ATT No 1 CDBG Resolution.pdf](#)
[ATT 2 - CDBG Funding Eligibility.pdf](#)
[ATT 3 - Notes.pdf](#)

- PH-5. [15-425](#) CC - PUBLIC HEARING - INTRODUCTION OF AN ORDINANCE ESTABLISHING THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT AND APPROVING THE LEVY OF THE DISTRICT ASSESSMENT FOR 2016.

Attachments: [ATT 1 Proposed Culver City Arts District Boundaries.pdf](#)
[ATT 2 - Official Public Notice, Resolution of Intent and Workplan.pdf](#)
[ATT 3 Ordinance Arts District.pdf](#)

- PH-6. [15-420](#) CC - PUBLIC HEARING - INTRODUCTION OF AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE, SECTION 17.210.020 TABLE 2-3 - RESIDENTIAL DISTRICTS DEVELOPMENT STANDARDS AND SECTION 17.700.010 - DEFINITIONS, ZONING CODE AMENDMENT P-2015-0103-ZCA.

Attachments: [ATT 1 CC Ordinance R1 Zoning Standards and Exhibit A.pdf](#)
[ATT 2 Carlson Park Maps.pdf](#)
[ATT 3 Neighborhood FAR Final.pdf](#)
[ATT 4 FAR Comparison.pdf](#)
[ATT 5 Setbacks and Stepback.pdf](#)
[ATT 6 Street Side Corner Setbacks.pdf](#)
[ATT 7 Building Height.pdf](#)
[ATT 8 Side yard combined with driveways.pdf](#)

- PH-7. [15-428](#) CC - PUBLIC HEARING - INTRODUCTION OF AN ORDINANCE AMENDING THE CULVER CITY ZONING MAP (ZONING CODE MAP AMENDMENT, ZCMA-P2015074), AS REFERENCED IN TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE, SECTION 17.200.015, TO REZONE A PORTION OF THE FORMER CULVER CITY ICE RINK PROPERTY AT 4545 SEPULVEDA BOULEVARD FROM THE RESIDENTIAL SINGLE FAMILY (R1) ZONE TO THE COMMERCIAL GENERAL (CG) ZONE IN ORDER TO ALLOW A PROPOSED CHANGE OF USE OF THE SITE INTO TWO RETAIL TENANT SPACES.

Attachments: [Attachment No 1 Draft Ordinance with Exhibit A.pdf](#)
[Attachment No 2 PC Resolution with Exhibit A.pdf](#)
[Attachment No 3 Oct 14 2015 PC Staff Report.pdf](#)
[Attachment No 4 Oct 1 2015 HPCA Approval Letter.pdf](#)
[Attachment No 5 MND.pdf](#)
[Attachment No 6 Preliminary Development Plans.pdf](#)
[Attachment No 7 Oct 14 2015 Draft PC Minutes.pdf](#)

- PH-8. [15-430](#) CC - PUBLIC HEARING - ADOPTION OF A RESOLUTION APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 6 FOR THE PROPOSED CONSTRUCTION OF THREE NEW OFFICE BUILDINGS AND A NEW MULTI-LEVEL PARKING STRUCTURE, AND HISTORIC PRESERVATION PROGRAM CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION OF FOUR HISTORICALLY DESIGNATED BUNGALOW BUILDINGS FOR THE CULVER STUDIOS, LOCATED AT 9336 WASHINGTON BOULEVARD, IN THE STUDIO ZONE.

Attachments: [Attachment No. 1 Culver Studios CPA No. 6 CC Resolution Final.pdf](#)
[Attachment No. 2 Culver Studios PC Resolution and Conditions of App](#)
[Attachment No. 3 Culver Studios CC MAP.Final.pdf](#)
[Attachment No. 4 Culver Studios PC Staff Report Nov 18 2015 Final.p](#)
[Attachment No. 5 Culver Studios CPA No. 6 ISMND.pdf](#)
[Attachment No. 6 Culver Studios CPA No. 6 Traffic Study.pdf](#)
[Attachment No. 7 Culver Studios CPA No.6 Historical Assessment hyc](#)
[Attachment No. 8 Culver Studios CPA No. 6. Comprehensive Plan.pdf](#)
[Attachment No. 9 Culver Studios Public Comments.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

ADJOURN