



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



City Council

Mike Balkman Council Chambers

Mayor Meghan Sahli-Wells
Vice Mayor Micheál O'Leary
Council Member Jim B. Clarke
Council Member Jeffrey Cooper
Council Member Andrew Weissman

City Manager John Nachbar

2:00 PM

Tuesday, July 21, 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/fios/v/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 - 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. [15-037](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: CITY MANAGER
PURSUANT TO GOVERNMENT CODE SECTION 54957**
- CS-2. [15-038](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: TELECOMMUNICATIONS TOWER LOCATED IN CULVER CITY PARK
CITY NEGOTIATORS: CITY MANAGER JOHN NACHBAR;
ASSISTANT CITY MANAGER MARTIN COLE
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-3. [15-039](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION – 1 MATTER
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4)**
- CS-4. [15-040](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION – (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**

REGULAR SESSION - 7:00 PM**REFLECTION****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.

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. [15-036](#) **CASH DISBURSEMENTS FOR MAY 30, 2015 – JUNE 12, 2015.**

JC-2. [15-091](#) **JOINT CITY COUNCIL/CULVER CITY HOUSING
AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY AGENDA ITEM: CASH
DISBURSEMENTS FOR JUNE 13, 2015 - JULY 3, 2015.**

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. [14-177](#) **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF
MARCH 10, 2015.**

Attachments: [CAC031015 - Minutes For Review](#)

C-2. [14-191](#) **REVIEW OF UPCOMING AGENDA ITEMS TO BE CONSIDERED BY
THE PARKS, RECREATION AND COMMUNITY SERVICES (PRCS)
COMMISSION AND ITS SUBCOMMITTEES.**

Attachments: [15_04-07_C-2_Attachment.pdf](#)

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- C-3. [14-192](#) APPROVAL OF THE MINUTES OF THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION MEETING OF MARCH 3, 2015.
- Attachments: [March 3, 2015 PRCS Commission Meeting Draft Meeting Minutes.doc](#)
- C-4. [15-002](#) (STANDING ITEM) REVIEW OF UPCOMING AGENDA ITEMS TO BE CONSIDERED BY THE PARKS, RECREATION AND COMMUNITY SERVICES (PRCS) COMMISSION AND ITS SUBCOMMITTEES.
- Attachments: [15 05-05 C-3 ATT Upcoming Agenda Items.pdf](#)
- C-5. [15-003](#) APPROVAL OF MEETING MINUTES FOR MEETING OF MARCH 18, 2015.
- Attachments: [15 05-05 C-1 031815draftminutes.docx](#)
- C-6. [15-004](#) APPROVAL OF MINUTES FOR MEETING OF APRIL 7, 2015
- Attachments: [15 05-05 C-2 040715draftminutes.docx](#)
- C-7. [15-007](#) APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF 04/14/2015
- Attachments: [CAC Draft Minutes 15.04.14](#)
- C-8. [15-048](#) (STANDING ITEM) REVIEW OF UPCOMING AGENDA ITEMS TO BE CONSIDERED BY THE PARKS, RECREATION AND COMMUNITY SERVICES (PRCS) COMMISSION AND ITS AD HOC SUBCOMMITTEES.
- Attachments: [15 07-07 ItemFromStaff UpcomingAgendaItemList.xlsx](#)
- C-9. [15-049](#) APPROVAL OF MAY 5, 2015 PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION MEETING MINUTES.
- Attachments: [draftminutes050515_v2.docx](#)
- C-10. [15-050](#) APPROVAL OF JUNE 2, 2015 PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION MEETING MINUTES.
- Attachments: [draftminutes060215_v2.docx](#)
- C-11. [15-057](#) MINUTES OF THE JUNE 9, 2015 REGULAR MEETING.
- Attachments: [15.06.09 CAC Meeting Minutes DRAFT](#)
- C-12. [15-073](#) CITY COUNCIL AGENDA ITEM: AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES FOR OPTING-IN TO THE LOW CARBON FUEL STANDARD CREDIT PROGRAM AND PURCHASE OF RENEWABLE NATURAL GAS

- C-13. [15-074](#) CITY COUNCIL AGENDA ITEM: AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR REPLACEMENT AND INSTALLATION OF COMPRESSED NATURAL GAS EQUIPMENT AT THE CITY'S TRANSPORTATION FACILITY.
- C-14. [15-075](#) CITY COUNCIL AGENDA ITEM: ADOPTION OF A RESOLUTION APPROVING A SIDE LETTER OF AGREEMENT WITH THE CULVER CITY FIRE MANAGEMENT GROUP.
- C-15. [15-076](#) CITY COUNCIL AGENDA ITEM: ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH CROWN CASTLE FOR USE OF THE PUBLIC RIGHTS-OF-WAY ON 1) THE ALLEY NORTH OF WASHINGTON BOULEVARD FROM THE ALLEY WEST OF WALGROVE AVENUE TO REDWOOD AVENUE, 2) BEETHOVEN STREET FROM WASHINGTON BOULEVARD TO THE ALLEY SOUTH OF WASHINGTON BOULEVARD, 3) THE ALLEY SOUTH OF WASHINGTON BOULEVARD FROM MOORE STREET TO 111 FEET EAST OF MOORE STREET, 4) MEIER STREET FROM THE ALLEY NORTH OF WASHINGTON BOULEVARD TO 157 FEET SOUTH OF WASHINGTON BOULEVARD, 5) WASHINGTON BOULEVARD FROM MEIER STREET TO MCCONNELL AVENUE, 6) WASHINGTON PLACE FROM ZANJA STREET TO CENTINELA AVENUE, 7) WALGROVE AVENUE FROM WASHINGTON BOULEVARD TO THE ALLEY NORTH OF WASHINGTON BOULEVARD, 8) CENTINELA AVENUE FROM MITCHELL AVENUE TO 25 FEET SOUTH OF MITCHELL AVENUE.
- C-16. [15-077](#) CITY COUNCIL AGENDA ITEM: AWARD OF A CONTRACT TO DYNALECTRIC, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE CONSTRUCTION OF THE STREETLIGHT IMPROVEMENT PROJECT, PZ-684 ON WASHINGTON PLACE BETWEEN ZANJA STREET AND CENTINELA AVENUE, AND WASHINGTON BOULEVARD BETWEEN CENTINELA AVENUE AND INGLEWOOD BOULEVARD AND BETWEEN BERRYMAN AVENUE AND SEPULVEDA BOULEVARD IN AN AMOUNT NOT-TO-EXCEED \$779,789 (\$704,789 BASE BID AND \$75,000 IN CHANGE ORDER 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 HEARING

JPH-1 [15-033](#)

1) ADOPTION OF A CITY COUNCIL RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2015/2016; AND 2) ADOPTION OF RESPECTIVE RESOLUTIONS ADOPTING THE FISCAL YEAR 2015/2016 BUDGET FOR THE CITY OF CULVER CITY, THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY; THE CULVER CITY HOUSING AUTHORITY, AND THE CULVER CITY PARKING AUTHORITY.

PUBLIC HEARINGS

PH-1. [15-034](#)

PUBLIC HEARING (#4 ONLY) AND FOUR-FIFTHS VOTE REQUIREMENT (#2 AND #4 ONLY)- (1) APPROVAL OF REVISED DESIGNS FOR THE TOWN PLAZA EXPANSION IMPROVEMENTS AND THE PUBLIC PARKING IMPROVEMENTS LOCATED AT AND ADJACENT TO 9300 CULVER BOULEVARD (PARCEL B); (2) (FOUR-FIFTHS VOTE REQUIREMENT) APPROVAL OF A BUDGET AMENDMENT TO REALLOCATE AND APPROPRIATE TAX-EXEMPT BOND FUNDS FOR THE PARCEL B PUBLIC PARKING IMPROVEMENTS AND TOWN PLAZA EXPANSION IMPROVEMENTS; (3) APPROVAL OF THREE SEPARATE AGREEMENTS IMPLEMENTING VARIOUS ASPECTS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY AND COMBINED/HUDSON 9300 CULVER, LLC, FOR THE DEVELOPMENT OF THE PARCEL B IMPROVEMENTS AND THE PUBLIC PARKING AND TOWN PLAZA EXPANSION IMPROVEMENTS; AND (4) (PUBLIC HEARING AND FOUR-FIFTHS VOTE REQUIREMENT) WAIVER OF FORMAL BID PROCEDURES FOR THE CONSTRUCTION OF PUBLIC PARKING AND TOWN PLAZA EXPANSION IMPROVEMENTS LOCATED AT AND ADJACENT TO PARCEL B.

PH-2. [15-070](#)

CITY COUNCIL AGENDA ITEM: PUBLIC HEARING - ADOPTION OF A RESOLUTION CONFIRMING THE LEVY AND COLLECTION OF MUNICIPAL SOLID WASTE HANDLING FEES, EFFECTIVE JULY 1, 2015

- PH-3. [15-092](#) (1) APPROVAL OF A REIMBURSEMENT AGREEMENT RELATING TO: (A) COMPLETED AND APPROVED DESIGN SERVICES FOR THE TOWN PLAZA EXPANSION IMPROVEMENTS IN AN AMOUNT NOT-TO-EXCEED \$11,500; AND (B) COMPLETED AND APPROVED DESIGN, ENGINEERING, AND RELATED SERVICES FOR THE PARCEL B IMPROVEMENTS AND THE PUBLIC PARKING IMPROVEMENTS IN AN AMOUNT NOT-TO-EXCEED \$107,232, WHICH AGREEMENT IMPLEMENTS VARIOUS ASPECTS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY AND COMBINED/HUDSON 9300 CULVER, LLC, FOR THE DEVELOPMENT OF THE PARCEL B IMPROVEMENTS AND THE PUBLIC PARKING AND TOWN PLAZA EXPANSION IMPROVEMENTS; AND (2) (PUBLIC HEARING AND FOUR-FIFTHS VOTE REQUIREMENT) WAIVER OF FORMAL BID PROCEDURES FOR THE CONSTRUCTION OF PUBLIC PARKING AND TOWN PLAZA EXPANSION IMPROVEMENTS LOCATED AT AND ADJACENT TO PARCEL B. (STAFF REQUESTS FURTHER CONTINUANCE OF THIS PUBLIC HEARING TO JULY 27, 2015 AT 7:00 PM) .

ACTION ITEMS

- A-1. [15-019](#) (1) ADOPTION OF A RESOLUTION DECLARING THE EXISTENCE OF LEVEL 2 WATER SUPPLY SHORTAGE CONDITIONS AND IMPLEMENTING MANDATORY CONSERVATION REQUIREMENTS PER CHAPTER 5.03, WATER CONSERVATION, OF THE CULVER CITY MUNICIPAL CODE AND (2) INTRODUCTION OF AN ORDINANCE AMENDING SECTION 5.03.040 OF THE CULVER CITY MUNICIPAL CODE PERTAINING TO SWIMMING POOLS
- A-2. [15-020](#) (1) CONSIDERATION OF A RECOMMENDATION FROM THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION REGARDING ALLOCATING ONE OR TWO RESOURCE PEOPLE TO WORK WITH EXISTING COMMUNITY GROUPS TO CREATE ON-SITE AND/OR OFF-SITE GARDEN SHARING OPPORTUNITIES IN CULVER CITY, INCLUDING CONSIDERING THE FORMATION OF A WEBSITE TO SUPPORT THESE EFFORTS; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-3. [15-022](#) RECEIVE AND FILE THE PRESENTATION OF AN UPDATE TO CULVER CITY'S PAVEMENT MANAGEMENT PROGRAM, PZ-546

- A-4. [15-083](#) CITY COUNCIL AGENDA ITEM: (1) ADOPTION OF A RESOLUTION DECLARING THE EXISTENCE OF LEVEL 2 WATER SUPPLY SHORTAGE CONDITIONS AND IMPLEMENTING MANDATORY CONSERVATION REQUIREMENTS PER CHAPTER 5.03, WATER CONSERVATION, OF THE CULVER CITY MUNICIPAL CODE AND (2) FOUR-FIFTHS VOTE REQUIREMENT - INTRODUCTION AND ADOPTION OF AN URGENCY ORDINANCE AND DECLARING THE URGENCY THEREOF AMENDING SECTION 5.03.040.B.5 OF THE CULVER CITY MUNICIPAL CODE RELATING TO LEVEL 2 WATER SUPPLY SHORTAGE CONSERVATION REQUIREMENTS PERTAINING TO SWIMMING POOLS.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

ADJOURN