



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MEGHAN SAHLI-WELLS, Mayor
MICHEÁL O'LEARY, Vice Mayor
JIM B. CLARKE, Council Member
JEFFREY COOPER, Council Member
ANDREW WEISSMAN, Council Member

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING MONDAY, April 13, 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 ACCOMMODATION: 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., 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
REGULAR MEETING**

Monday, April 13, 2015
5:30 PM (Closed Session)
7:00 PM (Regular Session)

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

CALL TO ORDER & ROLL CALL:

**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 M. Nachbar

CLOSED SESSION - 5:30 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 Legal Counsel – Anticipated Litigation](#)

Re: Significant Exposure to Litigation – (1 item)
Pursuant to Government Code Section 54956.9(d)(2)

CS-2. [Conference with Labor Negotiators](#)

City Designated Representatives: City Manager John Nachbar, Director of Human Resources Serena Wright
Employee Organizations: Culver City Employees Association, Culver City Management Group, Culver City Police Officers' Association, Culver City Police Management Group, Culver City Firefighters' Association Local 1927, AFL-CIO, Culver City Fire Management Group
Pursuant to Government Code Section 54957.6

CS-3. [Conference with Legal Counsel – Existing Litigation](#)

CS-4. [Conference with Legal Counsel – Existing Litigation](#)

Re: Allen, Beverly v. City of Culver City
Case No. BC 529180
Pursuant to Government Code Section 54956.9(d)(1)

CS-5. [Conference with Real Property Negotiators](#)

Re: An Underground Pipeline under Inglewood Boulevard (from the Culver City/Los Angeles Boundary along the north side of Washington Boulevard to the Culver City/Los Angeles Boundary on the south side of Washington Boulevard) and Centinela Avenue (from the Culver City/Los Angeles Boundary to Arizona Avenue)
City Negotiators: City Manager John Nachbar, Assistant City Manager Martin Cole
Other Parties' Negotiators: Representatives of Crimson California Pipeline Company
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

REGULAR SESSION - 7:00 PM

REFLECTION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

P-1. [Presentation by Southern California Hospital to the Culver City Fire Department.](#)

P-2. [Presentation of a Proclamation Declaring April 2015 "DMV/Donate Life California Month."](#)

**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. 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. [JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: Cash Disbursements for March 14, 2015 – April 3, 2015.](#)
Approve Disbursements.
- JC-2. [JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY/PARKING AUTHORITY AGENDA ITEM: Approval of Minutes for the Special Consolidated Meetings of March 23, 2015 and Adjourned Special Consolidated Meetings of March 24, 2015.](#)
Approve Minutes.
- JC-3. [JOINT CITY COUNCIL-SUCCESSOR AGENCY AGENDA ITEM: Adoption of Resolutions \(1\) Approving of a Master Agreement regarding Expenditure of Bond Proceeds between the City of Culver City and Successor Agency to the Culver City Redevelopment Agency Pursuant to California Health and Safety Code Section 34191.4\(c\) and \(2\) Approving Related Actions.](#)
Adopt a resolution approving the City's entry into a proposed Master Agreement regarding Expenditure of Bond Proceeds between the Successor Agency and the City pursuant to California Health and Safety Code Section 34191.4(c).

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. [Approval of Minutes for the Regular Meeting of March 23, 2015.](#)
Approve Minutes.
- C-2. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District Number One and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2015/2016.](#)
Adopt a resolution initiating proceedings for the levy and collection of annual assessments for the West Washington Benefit Assessment District Number One and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2015/2016.
- C-3. [Authorization to Transfer a License Agreement for Use of the City's Public Right-of-Way \(the Paseo\) Located at 9527 Culver Boulevard from Midnight Snack LLC., \(Ford's Filling Station\) to SBK, LLC.](#)
Authorize the transfer of the License Agreement for use of the City's public right-of way (the Paseo) located at 9527 Culver Boulevard from Midnight Snack LLC., to SBK, LLC.
- C-4. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the West Washington Benefit Assessment District Number Two and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2015/2016](#)

Adopt a resolution initiating proceedings for the levy and collection of annual assessments for the West Washington Benefit Assessment District Number Two and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2015/2016.

- C-5. [Approval of a First Amendment to the Owner Participation Agreement between the City of Culver City and the Hayden Tract Owners Association for Improvements to the Hayden Tract Spur.](#)
Approve the First Amendment to the Owner Participation Agreement between the City of Culver City and the Hayden Tract Owners Association; Authorize the City Attorney and City Special Counsel to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.
- C-6. [FOUR-FIFTHS VOTE REQUIREMENT - \(1\) Approval of an Agreement with the Los Angeles Conservation Corps in an Amount Not-to-Exceed \\$150,000 to Purchase and Plant 300 Trees in the City's Parkways; and \(2\) Approval of a Budget Amendment in the Amount of \\$150,000.](#)
Approve a budget amendment in the amount of \$150,000 (this action requires a four-fifths vote); Approve an Agreement with the Los Angeles Conservation Corps for the purchase, planting and watering of 300 trees in an amount not-to-exceed \$150,000; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.
- C-7. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2015/2016.](#)
Adopt a resolution initiating proceedings for the levy and collection of annual assessments for the Higuera Street Landscaping and Lighting Maintenance District and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2015/2016.
- C-8. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2015/2016.](#)
Adopt a resolution initiating proceedings for the levy and collection of annual assessments for the Landscape Maintenance District Number 1 and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2015/2016.
- C-9. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer Users' Service Charge and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2015/2016.](#)
Adopt a resolution initiating proceedings for the levy and collection of annual assessments for the Sewer Users' Service Charge and ordering the preparation of the Engineer's Report thereon for Fiscal Year 2015/2016.
- C-10. [Adoption of a Resolution Approving an Encroachment Agreement with Freedom Telecommunications dba WILCON for Use of the Public Rights-of-Way on Uplander Way](#)
Adopt a resolution approving an Encroachment Agreement with Freedom Telecommunications, Inc. dba WILCON; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute the documents on behalf of the City.
- C-11. [Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable](#)

[for Use of the Public Rights-of-Way on Bristol Parkway.](#)

Adopt a resolution approving an Encroachment Agreement with Time Warner Cable; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute the documents on behalf of the City.

- C-12. [Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Assessments for the Refuse and Recycling User's Service Charge and Ordering the Preparation of the Engineer's Report.](#)

Adopt a Resolution initiating proceedings for the levy and collection of assessments for the Refuse and Recycling User's Service Charge and ordering the preparation of the Engineer's Report.

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 ACTION ITEMS

- J-1. [JOINT CITY COUNCIL AND SUCCESSOR AGENCY BOARD AGENDA ITEM: \(1\) Consideration of the Amount of In-Kind Assistance for and Possible City Sponsorship of "An Affair of the Arts" Events Produced by The Whole 9 Proposed for May 30-31, 2015 and September 19-20, 2015; \(2\) Approval of a Related License Agreement for Use of Successor Agency-Owned Property \(Parcel B\) for the Events.](#)

Determine what level of in-kind financial assistance to provide for the An Affair of the Arts events; and (In the case such in-kind financial assistance is determined to be at least \$1,000) Determine the criteria established for City sponsorship outlined in CCMC 17.330.040.B.7 have been met and designate the "An Affair of the Arts" events as City-sponsored events.

- J-2. [JOINT CITY COUNCIL AND SUCCESSOR AGENCY BOARD AGENDA ITEM: \(1\) Consideration of the Amount of In-Kind Assistance for and Possible City Sponsorship of IndieCade: International Festival of Independent Games; and \(2\) Approval of Related License Agreements.](#)

Determine what level of in-kind financial assistance to provide for the IndieCade Festival; (In the case such in-kind financial assistance is determined to be at least \$1,000), consider designating IndieCade Festival as a City-Sponsored event; Approve a License Agreement between the City and Creative Collaborative Media, Inc. for the use of City public rights-of-way, property, equipment and in-kind staff time; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City.

ACTION ITEMS

- A-1. [FOUR-FIFTHS VOTE REQUIREMENT – Adoption of an Ordinance Establishing a Citywide 45-Day Moratorium on the Issuance of Any New Permit, License, Approval or Entitlement Pertaining to New Massage Establishments or the Location or Relocation of Existing Massage Establishments Within the City, and Declaring the Urgency Thereof and that it Shall Take Effect Immediately.](#)

Adopt an Ordinance establishing a Citywide 45-day moratorium on the issuance of any new permit, license, approval or entitlement pertaining to new massage establishments or

the location or relocation of existing massage establishments within the City, and declaring the urgency thereof and that it shall take effect immediately. (This item requires a four-fifths vote.)

A-2. [Discussion and Direction to the City Manager Regarding the Consideration of Implementing Level 1, 2 or 3 Water Restrictions under Chapter 5.03, Water Conservation, of the Culver City Municipal Code.](#)

Discuss the implementation of designation of Level 1, 2, or 3 Water Restrictions under Chapter 5.03, Water Conservation, of the Culver City Municipal Code; and Direct the City Manager as deemed appropriate.

A-3. [\(1\) Discussion of the City Council Oil Drilling Subcommittee's and Staff's Recommendation for an Environmental Consultant \(BonTerra Psomas\) to Prepare an Environmental Impact Report \(EIR\) for the Inglewood Oil Field Specific Plan Project \(Project\); \(2\) Approval of a Professional Services Agreement with BonTerra Psomas for the Preparation of the Project EIR in an Amount Not-to-Exceed \\$305,080; and \(3\) Authorization to the City Manager for Approval of Amendments to the Agreement in an Amount Not-to-Exceed 25%.](#)

Discuss the Subcommittee's and Staff's recommendation for an environmental consultant (BonTerra Psomas) for the preparation of the Inglewood Oil Field Specific Plan Project EIR; Approve a professional services agreement with BonTerra Psomas for the preparation of the Project EIR in an amount not-to-exceed \$305,080; Authorize the City Manager to approve amendments to the Agreement in an additional amount not to exceed 25% of the original amount of the agreement; Authorize the City Attorney to review/prepare the necessary documents; and Authorize the City Manager to execute such documents on behalf of the City OR Provide other direction to staff as deemed appropriate.

A-4. [Consideration \(and Approval if Deemed Appropriate\) of the Culver City Centennial Celebration Committee Inc.'s Quarterly Report Including: Presentation of the Centennial Logo, the Participant Application, the Draft Budget for 2014-2017, Approval of Future Meetings and Agendas to be Posted on the City's Website, a Request for \\$25,000 in Funding for Fiscal Year 2015/2016, and Additional Direction to the City Manager as Deemed Appropriate.](#)

Provide direction to the CCCCC and the City Manager regarding the following: The Centennial logo; Quarterly Report of Centennial Activities; Culver City Centennial Participant Application; Authorization for future Committee meetings and agendas to be posted on the City's website; \$25,000 in funding for Fiscal Year 2015-2016; Culver City Centennial Celebration Committee Draft Budget 2014-2017 and Provide additional direction to the City Manager as deemed appropriate.

A-5. [Discussion of Authorizing the Conduct of Municipal \(City\) Elections Wholly by Mail.](#)
Discuss authorizing the conduct of municipal (City) elections wholly by mail; and direct the City Manager and/or City Attorney as deemed appropriate.

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
April 27, 2015
7:00 PM**

Upcoming Public Meeting Tentative Schedule

	Day	Time	Location
City Council			
April 27, 2015	Monday	7:00 PM	Council Chambers, City Hall
May 11, 2015	Monday	7:00 PM	Council Chambers, City Hall
Parks and Recreation Commission			
May 5, 2015	Tuesday	7:00 PM	Council Chambers, City Hall
Cultural Affairs Commission			
April 14, 2015	Tuesday	7:00 PM	Council Chambers, City Hall
Planning Commission			
April 22, 2015	Wednesday	7:00 PM	Council Chambers, City Hall
Civil Service Commission			
May 6, 2015	Wednesday	7:00 PM	Council Chambers, City Hall
- Regularly scheduled meetings may be canceled and Special Meetings may be called - Times and dates may be changed. - Meetings may be added or changed - The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.			

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