



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD,
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-6000
FAX (310) 253-6010

MEGHAN SAHLI-WELLS, Mayor
MICHEÁL O'LEARY, Vice Mayor
JIM B. CLARKE, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING MONDAY, July 14, 2014 REVISION #1

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



Agendas are
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**REVISION #1
AGENDA
CITY COUNCIL
REGULAR MEETING**

Monday, July 14, 2014
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

**Mayor Meghan Sahli-Wells
Vice Mayor Micheál O'Leary
Councilmember Jim B. Clarke
Councilmember Jeffrey Cooper
Councilmember 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 Real Property Negotiators
Re: 8511 Warner Drive
Agency Negotiators: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/Assistant Executive Director, Todd Tipton, Economic Development Manager and Murray Kane, City Special Counsel/Successor Agency General Counsel
Other Parties Negotiators: Conjunctive Points Warner Development (a.k.a. Samitaur Constructs/Fredrick Smith)
Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary considerations.
Pursuant to Government Code Section 54956.8
- CS-2.** Conference with Real Property Negotiators
Re: 8829, 8831, 8840, 8841, 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828,

8830-8834, 8836, 8839, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914 -8918, 8920, 8926, 8930, 8936 Venice Boulevard.

Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel.

Other Parties Negotiators: Lowe Enterprises Real Estate Group

Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations.

Pursuant to Government Code Section 54956.8

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. A Proclamation in Honor of July as "Parks Make Life Better!" 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:](#)

Approve Disbursements.

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 June 23, 2014.

Approve Minutes.

- C-2. Adoption of an Ordinance Repealing and Replacing Sub -Chapter 15.02.100 of Title 15, Chapter 15.02 of the Culver City Municipal Code and Adopting by Reference the 2013 California Building Standards Administrative Code, 2013 California Building Code, 2013 California Residential Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Energy Code, 2013 California Historical Building Code, 2013 Existing Building Code, 2013 California Green Building Standards Code, and 2013 California Reference Standards Code; and Repealing and Reserving Chapter 15.04 of Title 15 in Its Entirety.

Adopt an ordinance repealing and replacing Subchapter 15.02.100 of Title 15, Chapter 15.02 the Culver City Municipal Code and adopting by reference the 2013 California Building Standards Administrative Code, 2013 California Building Code, 2013 California Residential Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Energy Code, 2013 California Historical Building Code, 2013 Existing Building Code, 2013 California Green Building Standards Code, and 2013 California Reference Standards Code; and repealing and reserving Chapter 15.04 of Title 15 in its entirety.

- C-3. Adoption of an Ordinance Repealing and Replacing Chapter 9.02 of Title 9 of the Culver City Municipal Code and Adopting by Reference the 2013 California Fire Code with Local Amendments.

Adopt an ordinance repealing and replacing Chapter 9.02 of Title 9 of the Culver City Municipal Code and adopting by reference the 2013 California Fire Code with local amendments.

- C-4. 1) Pursuant to Culver City Municipal Code Section 3.07.075(E)(3), Determine that Compliance with the Formal Bid Procedures Would be Impractical, Waive the Formal Bid Requirements, and Deem it to be in the City's Best Interest to Authorize Negotiated Contracts; (2) Approval of a Five Year Professional Services Agreement with the County of Los Angeles (Department of Animal Care and Control) for Supplemental Animal Control Services and Animal Facility Licensing Services in an Amount Not-to-Exceed \$75,000; and (3) Approval of a Five Year Professional Services Agreement with the Society for the Prevention of Cruelty to Animals Los Angeles (SPCA/LA) for Animal Sheltering Services in an Amount Not-to-Exceed \$165,000.

Pursuant to Culver City Municipal Code Section 3.07.075(E)(3), determine that compliance with the formal bid procedures would be impractical, waive the formal bid requirements, and deem it to be in the City's best interest to authorize negotiated contracts; Approve a five year Professional Services Agreement with the County of Los Angeles for supplemental animal control field services and sheltering and animal facility licensing for a term ending on June 30, 2019 for an amount not-to-exceed \$75,000; Approve a five year Professional Services Agreement with SPCA/LA for animal sheltering services for a term ending on June 30, 2019 for an amount not-to-exceed \$165,000; 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-5. [Adoption of a Resolution Granting a Permit to the Culver City Exchange Club to Conduct a Beer and Wine Garden in Veterans' Memorial Park During the 2014 Fiesta La Ballona.](#)
Adopt a Resolution granting a permit to the Culver City Exchange Club to conduct a Beer and Wine Garden in Veterans' Memorial Park during the 2014 Fiesta La Ballona.
- C-6. [Approval of Special Permits to Allow Animals in Veterans' Memorial Park for Entertainment Purposes on August 22, 23 and 24, 2014 during the Fiesta La Ballona.](#)
Approve the following special permits to allow animals in Veterans' Memorial Park for entertainment purposes during the Fiesta La Ballona on August 22, 23 and 24, 2014: (1) Freckle Farms for a petting zoo and pony rides; and (2) Culver City Police Department for a K-9 dog demonstration.
- C-7. [Approval of a Professional Services Agreement with Artecho in an Amount Not-to-Exceed \\$84,965 for the Preparation of the City of Culver City Urban Forest Management and Tree Succession Plan.](#)
Approve a professional services agreement with Artecho in an amount not-to-exceed \$84,965.00 for the preparation of the City's Urban Forest Management and Tree Succession Plan; 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-8. [\(1\) Approval of a Contract Change Order in the Amount of \\$9,793.14 \(for a Total Not-to-Exceed Contract Amount of \\$62,018.14\); \(2\) Acceptance of the Work Performed by FS Construction, Inc.; \(3\) Authorization to File a Notice of Completion; and \(4\) Authorization to Release the Retention Payment after the Expiration of the 35-Day Lien Period, for the CDBG Sidewalk & Curb Repair Project, PZ-428, CDBG No. 601542-13.](#)
Approve a Change Order in the Amount of \$9,793.14 (for a total contract amount of \$62,018.14); Accept the work performed by FS Construction, Inc. for the construction of the CDBG Sidewalk & Curb Repair Project, P-428; Authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Recorder's office; and Authorize the City Manager to release \$2,961.25 in retention to FS Construction, Inc. after the expiration of the 35-day lien period.
- C-9. [Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the California Governor's Office of Emergency Services Under the Proposition 1B Transit Security Grant Program.](#)
Adopt a resolution authorizing the City Manager or Designee to execute any actions necessary for the purpose of obtaining financial Assistance provided by the California Governor's Office of Emergency Services under the Proposition 1B Transit Security Grant Program.

ORDER OF THE AGENDA

Note: The City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

JOINT PUBLIC HEARINGS

- JPH-1.** [JOINT CITY COUNCIL-SUCCESSOR AGENCY PUBLIC HEARING: Approval of an Implementation Agreement between the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency and Lowe Enterprises Real Estate Group in Order to Convey Real Property Located at 8829, 8831, 8839, 8841, 8843 Exposition Boulevard; 8801, 8803 Washington Boulevard; 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, 8936 Venice Boulevard to Develop a High Quality Transit Oriented Development.](#)
Approve and recommend to its Oversight Board approval of (1) an Implementation Agreement between the City of Culver City and the Successor Agency and Lowe Enterprises Real Estate Group in order to convey the real property located at [8829, 8831, 8840, 8841, and 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, and 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, and 8936 Venice Boulevard] for the development of a high quality transit oriented development; (2) the Successor Agency's use of the net purchase price proceeds received by the Successor Agency after close of escrow in accordance with the Dissolution Act and other applicable law; and (3) related action; (Subject to the Approval of the Oversight Board and the State Department of Finance) Authorize the Successor Agency General and Special Counsel to review/prepare the necessary documents; and (Subject to the Approval of the Oversight Board and the State Department of Finance) Authorize the Executive Director to execute such documents on behalf of the Successor Agency.

PUBLIC HEARINGS

- PH-1.** [CONTINUED PUBLIC HEARING - Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Higuera Street Landscape and Lighting Assessment District - Fiscal Year 2014/2015.](#)
Adopt a resolution approving the Engineer's Report and affirming the existing assessment levy for Higuera Street Landscape and Lighting Assessment District - Fiscal Year 2014/2015.
- PH-2.** [CONTINUED PUBLIC HEARING - Adoption of a Resolution Confirming the Assessment and Ordering the Levy for Landscaping Maintenance District No. 1 - Fiscal Year 2014/2015.](#)
Adopt a resolution approving the Engineer's Report and assessment levy for Landscape Maintenance District #1 for Fiscal Year 2014/2015.
- PH-3.** [PUBLIC HEARING – Consideration of the Implementation of a Change to the Fare Charged by Culver CityBus for Sight-Impaired Passengers \(Blind Passengers\).](#)
Approve the Culver CityBus proposed blind fare change effective on August 4, 2014 .

ACTION ITEMS

- A-1.** [Consideration of the Nomination Process for the Names of Three Culver City Residents for Submittal to the Governor's Office for Appointment to the Baldwin Hills Conservancy Board of Directors and Provide Direction to the City Manager Related Thereto.](#)
Consider the current nomination opportunity and direct the City Manager as deemed appropriate.
- A-2.** [\(1\) Consideration of a Recommendation from the Parks, Recreation, and Community Services Commission; and \(2\) \(If Desired\) Adoption of a Resolution Revising the Established Rules and Regulations Regarding the Use of Skateboard Parks within the City and Rescinding Resolution No. 2007-R049.](#)

Consider a recommendation from the Parks, Recreation, and Community Services Commission related to revised Rules and Regulations regarding use of Skateboard Parks within the City; and (If desired) Adopt a Resolution revising the established Rules and Regulations regarding the use of Skateboard Parks within the City and rescinding Resolution No. 2007-R049, as recommended by the Parks, Recreation and Community Services Commission.

- A-3.** [\(1\) Consideration of a Recommendation from the Parks, Recreation, and Community Services Commission Related to the Establishment of Dog Paths; \(2\) \(If Desired\) Introduction of an Ordinance Amending Culver City Municipal Code Section 9.10.600 Regarding the Definition and Establishment, by Resolution, of Designated Dog Paths within Culver City Parks; and \(3\) \(If Desired\) Adoption of a Resolution Establishing Certain Designated Dog Paths in City Parks, Including the Existing Designated Dog Paths in Culver West Alexander Park and Culver City Park and Two Proposed Designated Dog Paths in Veterans' Memorial Park.](#)

Consider a recommendation from the Parks, Recreation, and Community Services Commission related to the establishment of Dog Paths; (If desired) Introduce an ordinance amending Culver City Municipal Code Section 9.10.600 regarding the Definition and Establishment, by Resolution, of Designated Dog Paths within Culver City Parks; and (If desired) Adopt a resolution establishing certain Designated Dog Paths in City Parks, including the existing Designated Dog Paths in Culver West Alexander Park and Culver City Park and two proposed Designated Dog Paths in Veterans' Memorial Park (#1 and #2) with the stipulation of a six-month review of Path #2 by the Commission.

- A-4.** [Adoption of a Resolution Approving a Three \(3\) Year Memorandum of Understanding with the Culver City Management Group for the Period of July 1, 2014 through June 30, 2017.](#)

Adopt a resolution approving a three (3) year Memorandum of Understanding between the City and the Culver City Management Group for the period of July 1, 2014 through June 30, 2017.

- A-5.** [Adoption of a Resolution Approving an Updated Executive Compensation Plan.](#)

Adopt a resolution approving an updated Executive Compensation Plan.

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
July 28, 2014**

7:00 PM

Upcoming Public Meeting Tentative Schedule

Date	Day	Time	Location
City Council			
July 28, 2014	Monday	7:00 PM	Council Chambers
August 11, 2014	Monday	7:00 PM	Council Chambers
Parks and Recreation Commission			
August 5, 2014	Tuesday	7:00 PM	Council Chambers
Cultural Affairs Commission			
August 12, 2014	Tuesday	7:00 PM	Council Chambers
Planning Commission			
July 23, 2014	Wednesday	7:00 PM	Council Chambers
Civil Service Commission			
August 6, 2014	Wednesday	7:00 PM	Council Chambers
- 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