



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



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

City Council Meeting Agenda

**Regular Meeting of the City Council, Successor
Agency to the Culver City Redevelopment Agency
Board, and Culver City Housing Authority Board.**

5:30 PM

Monday, July 25, 2016

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., 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. [16-083](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: 8910, 8918, 8936 VENICE BOULEVARD
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER;
SOL BLUMENFELD, COMMUNITY DEVELOPMENT
DIRECTOR; TODD TIPTON, ECONOMIC DEVELOPMENT
MANAGER
OTHER PARTIES NEGOTIATORS: ROBERT LAM, NICK
WAYNE, ROBERT MARTINEZ
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
- CS-2. [16-084](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED**
LITIGATION
RE: INITIATION OF LITIGATION – 1 MATTER
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(4)
- CS-3. [16-085](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING**
LITIGATION
RE: PAULA CRUZ ET AL., V. CITY OF CULVER CITY, ET
AL.
CASE NO. B265690
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(1)

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

- P-1. [16-056](#) **PRESENTATION OF CERTIFICATES OF RECOGNITION
TO SISTER CITY VISITORS FROM IKSAN, REPUBLIC OF
KOREA.**

**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. [16-081](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR JULY 5, 2016 - JULY 15, 2016.

Attachments: [FINAL - Check Registers- 072516](#)

- C-2. [16-082](#) CC:HA:SA:PA - APPROVAL OF MINUTES FOR THE REGULAR MEETING OF JULY 11, 2016.

Attachments: [CCCC 071116 Minutes - FINAL](#)

- C-3. [15-864](#) CC - APPROVAL OF AN AGREEMENT WITH CLEAN ENERGY RENEWABLES FOR THE PURCHASE AND DELIVERY OF CLEAN ENERGY REDEEM 100% RENEWABLE NATURAL GAS (RNG) AND CONSULTING SERVICES FOR THE MANAGEMENT OF THE CITY'S PARTICIPATION IN THE LOW CARBON FUEL STANDARD PROGRAM FOR A FIVE-YEAR TERM.

Attachments: [16-07-11 ATT#1 Clean Energy Renewables Pricing Options.docx](#)

- C-4. [16-018](#) CC - APPROVAL OF A PURCHASE ORDER FOR THE TRANSPORTATION DEPARTMENT'S ACQUISITION OF ONE MOBILE VEHICLE LIFT SYSTEM FROM SOUTHWEST LIFT & EQUIPMENT, INC. IN AN AMOUNT NOT-TO-EXCEED \$59,825.

- C-5. [16-054](#) CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH EXTENET SYSTEMS FOR USE OF CULVER CITY PUBLIC RIGHT-OF-WAY TO INSTALL FIBER OPTIC CABLE IN THE AREA SURROUNDING WALGROVE AVENUE/ZANJA STREET IN CULVER CITY.

Attachments: [Resolution-Extenet-Walgrove Zanja.pdf](#)
[System Exhibit-Extenet-Walgrove Zanja.pdf](#)

- C-6. [16-055](#) CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE DUQUESNE AVENUE SLURRY SEAL AND STRIPING PROJECT, PS007.

Attachments: [Duquesne Bike Lane SS Striping Final.pdf](#)
[Specs 2016 Duquesne Slurry Seal and Striping PS007.docx](#)

- C-7. [16-061](#) CC - (1) WAIVER OF FORMAL COMPETITIVE BIDDING PROCEDURES; AND (2) APPROVAL OF AN AMENDMENT TO EXISTING AGREEMENT WITH GOLD COAST K9 FOR POLICE SERVICE DOG AND HANDLER MONTHLY TRAINING, EXTENDING THE TERM THROUGH JUNE 30, 2020 IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$52,000.00.

- C-8. [16-065](#) CC - (1) WAIVER OF COMPETITIVE BIDDING PROCEDURES; (2) APPROVAL OF A FOURTH AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH STEPHEN WHIPPLE FOR FARMERS' MARKET MANAGEMENT SERVICES; AND (3) DIRECTION TO CITY STAFF TO INITIATE A REQUEST FOR PROPOSALS FOR FARMERS' MARKET MANAGEMENT SERVICES PRIOR TO THE EXPIRATION OF SUCH AGREEMENT.

- C-9. [16-078](#) CC - APPROVAL OF A SECOND AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION FOR DESIGN AND CONSTRUCTION MANAGEMENT SERVICES ON THE HAYDEN TRACT SPUR PARKING LOT PROJECT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$10,000.

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. [16-057](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 74021, P2016-0041-TTM, FOR THE DEVELOPMENT OF A FIVE-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION ON ONE PARCEL AT 3961 TILDEN AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

Attachments: [16-07-25- ATT No 1 CC Resolution.pdf](#)
[16-07-25-ATT NO 2 Tentative Tract Map No 74021.pdf](#)
[16-07-25-ATT NO 3 PC Reso 2016-P005 with CofA.pdf](#)
[16-07-25-ATT NO 4 PC Staff Report June 8 2016.pdf](#)
[16-07-25-ATT NO 5 Preliminary Development Plans](#)
[16-07-25-ATT NO 6 PC Minutes June 8 2016.pdf](#)

PH-2. [16-058](#) CC - PUBLIC HEARING - INTRODUCTION OF AN ORDINANCE (1) APPROVING COMPREHENSIVE PLAN (CP) - P2015054; ZONING CODE MAP AMENDMENT (ZCMA) - P2015055; GENERAL PLAN MAP AMENDMENT (GPMA) - P2015056; AND TENTATIVE TRACT MAP (TTM) - P2015057 AND (2) ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW THE SUBDIVISION OF AN EXISTING 4.35 ACRE SITE INTO 10 NEW LAND LOTS FOR THE DEVELOPMENT OF A 90-UNIT/110-BED SENIOR CITIZEN RESIDENTIAL CARE FACILITY FOR ASSISTED LIVING AND MEMORY CARE, EIGHT NEW SINGLE FAMILY HOMES AND THE RETENTION OF ONE EXISTING SINGLE FAMILY HOME LOCATED AT 3814 LENAWEEN AVENUE.

Attachments: [16-07-25-ATT NO 1 Culver Place Council Ordinance - FINAL.pdf](#)
[16-07-25-ATT NO 2 Planning Commission Resolution.pdf](#)
[16-07-25-ATT NO 3 June 8 2016 Planning Commission Staff Report.r](#)
[16-07-25-ATT NO 4 Initial Study Mitigated Negative Declaration.pdf](#)
[16-07-25-ATT NO 5 Traffic Impact Analysis.pdf](#)
[16-07-25-ATT NO 6 Comprehensive Plan](#)
[16-07-25-ATT NO 7 Culver Place Tentative Tract Map.pdf](#)
[16-07-25-ATT NO 8 Planning Commission Draft Minutes.pdf](#)

ACTION ITEMS

- A-1. [16-077](#) CC - (1) DISCUSSION OF PROPOSED REQUEST FOR PROPOSALS (RFP) FOR CONSULTANT SERVICES TO CONDUCT STUDIES AND PREPARE RECOMMENDATIONS FOR R-1 NEIGHBORHOOD DEVELOPMENT STANDARDS TO ADDRESS THE DEVELOPMENT OF LARGER SINGLE FAMILY HOMES; (2) IF DESIRED, AUTHORIZATION TO RELEASE THE RFP; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [ATT No 1 RFP Consultant Services R1 Development Standards Draft](#)

- A-2. [16-076](#) CC - APPEAL OF THE PLANNING COMMISSION'S DECISION ON THE CULVER STUDIOS COMPREHENSIVE PLAN CONFORMANCE REVIEW, DETERMINING THAT THE REVISED PLANS FOR BUILDING Y AND THE VAN BUREN PARKING STRUCTURE PROVIDE ADDITIONAL VISUAL ENHANCEMENTS AND MINIMIZE POTENTIAL IMPACTS TO ADJACENT RESIDENTIAL USES IN CONFORMANCE WITH CONDITION NO. 106 OF PLANNING COMMISSION RESOLUTION NO. 2015-R098.

Attachments: [16-07-25 ATT No. 1 RESO 2015-R098 and Exhibit A Conditions of /](#)
[16-07-25 ATT No. 2 June 8 2016 Planning Commission Staff Report](#)
[16-07-25 ATT No. 3 Letter of Appeal June 21 2016](#)
[16-07-25 ATT No. 4 Cross Section Van Buren Parking Structure with](#)
[16-07-25 ATT No. 6 Cross Sections and Plan of Van Buren Fire Veh](#)
[16-07-25 ATT No. 5 Revised Plans for Building Y and Van Buren Park](#)
[16-07-25 ATT No. 7 Rolled Curb Detail at Van Buren Exit Ramp](#)
[16-07-25 ATT No. 8 The Culver Studios Tree Preservation Arborist R](#)
[16-07-25 ATT No. 9 Van Buren Place Residents Arborist Report.doc](#)
[16-07-25 ATT No. 11 Public Comments](#)
[16-07-25 ATT No. 12 DRAFT June 8 2016 Planning Commission Mi](#)
[16-07-25 ATT No. 10 Street Tree Maintenance Letter by The Culver S](#)
[16-07-25 ATT No. 13 Tree Case Management Arborist Supplemental](#)

- A-3. [16-080](#) CC - (1) ADOPTION OF A RESOLUTION AMENDING THE QUESTIONS TO BE SUBMITTED TO VOTERS AT THE SPECIAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, NOVEMBER 8, 2016, TO (A) DELETE THREE QUESTIONS RELATING TO PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF CULVER CITY; AND (B) ADD ONE QUESTION RELATING TO A CLEAN WATER PARCEL TAX; AND (2) DISCUSSION OF THE CREATION AND APPOINTMENT OF MEMBERS TO AN AD-HOC SUBCOMMITTEE TO DRAFT BALLOT ARGUMENT(S) FOR THE CLEAN WATER PARCEL TAX.

Attachments: [ATT 1 Resolution Amending Ballot Measures for 11-08-16 Special Ele](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

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