



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



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

## City Council Meeting Agenda

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

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**7:00 PM**

**Tuesday, May 30, 2017**

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### **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. The presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the City Council meeting.

**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](http://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:**

**REGULAR SESSION - 7:00 PM**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**COMMUNITY ANNOUNCEMENTS BY MEMBERS/INFORMATION ITEMS FROM  
STAFF**

Note: Council Members will have up to two minutes each to provide announcements (not including requests to "adjourn in memory".) Any additional announcements and/or requests to place items on a future agenda may be held to the end of the City Council Meeting, after all other business appearing on the agenda has been completed.

**JOINT PUBLIC COMMENT - Items NOT on the Agenda (Limit 20 Minutes)**

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.

## ORDER OF THE AGENDA

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

## 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. Any Consent Calendar item that is pulled for discussion by a Council Member (not including brief questions, points of clarification and the like, which can be handled quickly), or because a public comment card(s) has been filed with the City Clerk, may be pulled from the Consent Calendar and considered later in the agenda, at the discretion of the presiding officer or City Council.

- C-1.     [16-1050](#)    **CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR APRIL 29, 2017 - MAY 19, 2017**

**Attachments:**    [Final Cash Disbursement for 053017 Council Meeting](#)

- C-2.     [16-1009](#)    **CC:HA:FA:SA - APPROVAL OF MINUTES FOR THE JOINT SPECIAL MEETING OF THE CITY COUNCIL AND CULTURAL AFFAIRS COMMISSION ON APRIL 18, 2017, THE REGULAR CITY COUNCIL MEETING ON MAY 8, 2017, AND THE SPECIAL CITY COUNCIL MEETING ON MAY 15, 2017.**

**Attachments:**    [CCCCAC 041817 Minutes for Approval](#)  
                          [CCCC 050817 Minutes for Approval](#)  
                          [CCCC 051517 Minutes for Approval](#)

C-3.    [16-896](#)    CC - (1) AWARD OF CONSTRUCTION CONTRACT TO METRO BUILDERS & ENGINEERS GROUP, LTD., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$1,094,312, FOR THE CONSTRUCTION OF THE TRANSFER STATION STORMWATER DIVERSION PROJECT, PZ-948; AND (2) AUTHORIZATION FOR THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, IN AN AMOUNT NOT-TO-EXCEED \$110,000.

C-4.    [16-914](#)    CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH FREEDOM TELECOMMUNICATIONS, LLC DBA WILCON FOR USE OF THE PUBLIC RIGHT-OF-WAY FROM THE CITY BOUNDARY ON MOTOR AVENUE TO 10202 WASHINGTON BOULEVARD.

**Attachments:**    [2017-05-30 - Wilcon System Exhibit.pdf](#)  
[2017-05-30 - Wilcon Proposed Resolution.pdf](#)

C-5.    [16-936](#)    CC - ADOPTION OF A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH AT&T FOR USE OF THE PUBLIC RIGHT-OF-WAY ALONG LENAWEE AVENUE AND IVY WAY.

**Attachments:**    [2017-05-30 ATT System Exhibit.pdf](#)  
[2017-05-30 ATT Resolution.pdf](#)

C-6.    [16-961](#)    CC - ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS THEREIN, AND (3) SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARING FOR LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

**Attachments:**    [ATT LMD Engineers Report 2017 2018.pdf](#)  
[Resolution of Intention - LMD1 2017.pdf](#)

- C-7.     [16-962](#)     CC - ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE INTENTION TO ORDER THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2017/2018, AND (3) SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARING.

**Attachments:**   [ATT SUSC 2017-2018   Engineer's Report.pdf](#)  
[Resolution of Intention - SUSC.pdf](#)

- C-8.     [16-963](#)     CC- ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS THEREIN, AND (3) SETTING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARING FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT.

**Attachments:**   [ATT Higuera 2017-2018   Engineers Report .pdf](#)  
[Resolution of Intention - Higuera.pdf](#)

- C-9.     [16-979](#)     CC   -   FOUR-FIFTHS VOTE REQUIREMENT   -   (1) APPROVAL OF AN EXTRA WORK CHANGE ORDER, IN THE AMOUNT OF \$220,000, TO THE EXISTING CONTRACT WITH ALDRIDGE ELECTRIC INC. FOR THE CONSTRUCTION OF THE TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004; AND (2) APPROVAL OF A BUDGET AMENDMENT APPROPRIATING \$80,000 DEVELOPER FUNDS IN FY16/17 CIP BUDGET FOR THIS PROJECT.

- C-10.    [16-1010](#)    CC   -   APPROVAL   OF   THREE-YEAR   PROFESSIONAL  
SERVICES   AGREEMENTS   WITH   TWO   OPTIONAL  
ONE-YEAR   EXTENSIONS   AND   AN   ANNUAL  
NOT-TO-EXCEED   AMOUNT   OF   \$8,000 (\$40,000 OVER A  
FIVE-YEAR PERIOD) FOR ON-CALL GEOTECHNICAL  
PLAN CHECK SERVICES WITH EACH OF THE  
FOLLOWING CONSULTING FIRMS:        (1) GLOBAL  
GEO-ENGINEERING, INC.;        AND    (2) CALIFORNIA  
TESTING & INSPECTIONS.

**Attachments:**    [17-05-22-ATT NO 1 RFP 1642 California Testing and Inspections As](#)  
[17-05-22-ATT NO 2 RFP 1642 Global Geo-Engineering Inc. As-need](#)

- C-11.    [16-1011](#)    CC   -   ADOPTION OF A RESOLUTION (1) APPROVING THE  
ENGINEER'S REPORT, (2) DECLARING THE CITY  
COUNCIL'S INTENTION TO ORDER THE LEVY OF  
ANNUAL ASSESSMENTS FOR FISCAL YEAR 2017/2018,  
AND (3) SETTING THE DATE, TIME, AND PLACE FOR A  
PUBLIC HEARING FOR THE WEST WASHINGTON  
BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 1.

**Attachments:**    [Engineers Report W Wash No 1 17-18](#)  
[AIP - Washington Boulevard No. 1 - Intention Reso](#)

- C-12.    [16-1016](#)    CC:   -   AUTHORIZATION TO PROCEED WITH THE WEST  
WASHINGTON AREA IMPROVEMENT PLAN PHASE IV  
PROJECT.

**Attachments:**    [AIP Phase IV median Layout with driveways - 7 medians](#)  
[Att 2 - Land Images](#)



- C-13.    [16-1017](#)    ADOPTION OF A RESOLUTION DESIGNATING CERTAIN COMMERCIAL DISTRICTS AS COMMERCIAL REVITALIZATION AREAS IN ORDER TO PROMOTE ECONOMIC DEVELOPMENT AND COMMERCIAL PROPERTY IMPROVEMENT IN CULVER CITY, AND RESCINDING RESOLUTION NO. 2017-R008.

**Attachments:**    [2017-05-30-ATT 01-23-17 City Council Agenda Item Report](#)  
[2017-05-30-ATT Resolution Commercial Revitalization Areas1](#)

- C-14.    [16-1020](#)    CC - (1) APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILL DAN ENGINEERING FOR CONTRACT PLANNING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$80,000; AND (2) APPROVAL OF A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE).

- C-15.    [16-1021](#)    CC - ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2017/2018, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 2.

**Attachments:**    [Engineers 2017-18 Report - W Wash No 2](#)  
[AIP - Washington Boulevard No. 2 - Intention Reso](#)

- C-16.    [16-1037](#)    CC - (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH JOHN KALISKI ARCHITECTS TO CONDUCT STUDIES AND PREPARE RECOMMENDATIONS FOR R-1 NEIGHBORHOOD DEVELOPMENT STANDARDS AND HILLSIDE DEVELOPMENT STANDARDS, IN AN AMOUNT NOT-TO-EXCEED \$342,440.

**Attachments:**    [Attachment 1 R1 Development Standards Proposal JKA](#)  
[Attachment 2 Culver City 170505 Hillside Dev Stds JKA SOW](#)

- C-17.    [16-1043](#)    CC   -   APPROVAL   OF   PROFESSIONAL   SERVICES  
AGREEMENT   WITH   CALIFORNIA   WATERSHED  
ENGINEERING   FOR   THE   DESIGN   OF   WASHINGTON  
BOULEVARD   REGIONAL   PROJECT,   PR-001 IN   AN  
AMOUNT   NOT-TO-EXCEED   \$413,600 (\$376,000 BASE  
COST WITH A 10% CONTINGENCY OF \$37,600)
- C-18.    [16-1044](#)    CC   -   ADOPTION   OF   A   RESOLUTION   (1)   APPROVING   THE  
AMENDED   ENGINEER'S   REPORT;   (2)   DECLARING   THE  
INTENTION   TO   LEVY   AND   COLLECT   THE   REFUSE,  
RECYCLING   AND   ORGANICS   COLLECTION   FEES   FOR   FY  
2017/2018 - 2019/2020; AND (3) SETTING THE DATE, TIME  
AND PLACE FOR THE PUBLIC HEARING.
- Attachments:**    [2017 Refuse Collection Fees - Resolution of Intention - FINAL.pdf](#)  
[Prop 218 Notice of Public Hearing.pdf](#)  
[Rate Increase Amended Engineers Report FY 2017 thru FY 2020.pdf](#)
- C-19.    [16-1052](#)    CC   -   APPROVAL   OF   AN   AMENDMENT   TO   THE   EXISTING  
EMERGENCY   SERVICES   AGREEMENT   WITH   UTILITY  
SYSTEMS,   SCIENCE   AND   SOFTWARE   (US3),   FOR   (1)  
MAINTENANCE   OF   THE   EMERGENCY   NOTIFICATION  
SYSTEM   AND   THE   SEWER   FLOW   MONITORING   SYSTEM  
(ENS/SFMS); AND (2) COMPLETION OF THE ENS/SFMS  
MOTOROLA   RADIO   UPGRADE   FOR   COMPATIBILITY  
WITH   THE   P25   UPGRADE   OF   THE   CITY'S   TRUNK   RADIO  
SYSTEM,   IN   THE   AMOUNT   OF   \$161,862,   (\$147,147 PLUS  
\$14,715 IN CONTINGENCY AUTHORITY).
- C-20.    [16-1069](#)    CC   -   AUTHORIZATION   OF   A   PURCHASE   ORDER   WITH  
IPS   GROUP,   INC.,   FOR   THE   PURCHASE   OF   1100  
PARKING   METERS   AND   RELATED   PARTS   AND  
EQUIPMENT   IN   AN   AMOUNT   NOT-TO-EXCEED  
\$1,045,137.15.

- C-21.    [16-1071](#)    CC - APPROVAL OF AMENDMENTS TO EXISTING LEGAL SERVICES AGREEMENTS WITH THE FIRMS OF GREENBERG GLUSKER FIELDS CLAMAN & MACHTINGER LLP AND BEST BEST & KRIEGER LLP.

#### **PUBLIC HEARINGS AND ACTION ITEMS**

Note: The Public Hearing or Action Item with the most public comment cards on file with the City Clerk may be considered by the City Council as the first item, at the discretion of the presiding officer or City Council. The remaining Public Hearing and Action items shall be considered in the order they appear on the agenda, unless re-ordered by the presiding officer or City Council.

#### **PUBLIC HEARINGS**

- PH-1.    [16-835](#)    CC - (1) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY TO BECOME A MEMBER OF THE GROUNDWATER SUSTAINABILITY AGENCY FOR THE SANTA MONICA GROUNDWATER BASIN (SMBGSA) IN CONCERT WITH SANTA MONICA, LOS ANGELES, BEVERLY HILLS AND THE COUNTY OF LOS ANGELES, PURSUANT TO THE SUSTAINABLE GROUNDWATER MANAGEMENT ACT; AND (2) APPROVAL OF A MEMORANDUM OF UNDERSTANDING RELATED TO THE CITY'S PARTICIPATION IN THE SMBGSA.

**Attachments:**    [2017-05-08 Resolution Santa Monica Basin Groundwater Sustainabil](#)

- PH-2.    [16-1035](#)    CC   -   ADOPTION OF A RESOLUTION APPROVING DENSITY BONUSES AND OTHER BONUS INCENTIVES, P2016-0072-DOBI, AS REQUIRED BY STATE DENSITY BONUS LAW, ALLOWING AN INCREASE IN RESIDENTIAL DENSITY IN RETURN FOR THE INCLUSION OF TWO LOW INCOME AFFORDABLE UNITS WITHIN A MIXED USE PROJECT CONSISTING OF A FOUR-STORY, 48,422 SQUARE FOOT BUILDING WITH 14 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ABOVE 4,898 SQUARE FEET OF GROUND FLOOR RETAIL COMMERCIAL SPACE WITH 14 AT GRADE PARKING SPACES AND 31 SUBTERRANEAN PARKING SPACES WHICH INCLUDES TANDEM PARKING, LOCATED AT 11281 WASHINGTON PLACE IN THE COMMERCIAL GENERAL (CG) ZONE.

**Attachments:**    [17-05-30-ATT NO 1 CC Resolution 11281 Washington PI DOBI](#)  
[17-05-30-ATT NO 2 Planning Commission Resolution Conditions 112](#)  
[17-05-30-ATT NO 3 March 22 Planning Commission Staff Report](#)  
[17-05-30-ATT NO 4 Preliminary Development Plans REDUCED](#)  
[17-05-30-ATT NO 5 March 22 Planning Commission Minutes](#)  
[17-05-30-ATT NO 6 Concessions Diagram](#)

#### ACTION ITEMS

- A-1.    [16-951](#)    CC   -   (1) APPROVAL OF A CHANGE ORDER IN THE AMOUNT OF \$10,000 WITH LARRY MOSS & ASSOCIATES FOR ADDITIONAL WORK; (2) AUTHORIZATION TO TERMINATE AGREEMENT WITH LARRY MOSS & ASSOCIATES; AND (3) AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS TO LANDSCAPE ARCHITECTURAL FIRMS TO REPLACE CITY HALL'S LANDSCAPING.

**Attachments:**    [17-05-30 CC ATT Culver City Landscape RFP](#)  
[17-05-30 CC ATT Culver City Landscape Firms](#)

**PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)**

**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.    [16-1073](#)    CONFERENCE WITH LABOR NEGOTIATORS**  
**CITY DESIGNATED REPRESENTATIVES CITY MANAGER**  
**JOHN M. NACHBAR; ADMINISTRATIVE SERVICES**  
**DIRECTOR SERENA WRIGHT; CHIEF FINANCIAL**  
**OFFICER JEFF MUIR**  
**EMPLOYEE ORGANIZATIONS: CULVER CITY**  
**EMPLOYEES ASSOCIATION; CULVER CITY**  
**MANAGEMENT GROUP; CULVER CITY POLICE**  
**OFFICERS ASSOCIATION; CULVER CITY FIRE FIGHTERS**  
**ASSOCIATION LOCAL 1927, AFL-CIO; CULVER CITY**  
**POLICE MANAGEMENT GROUP; CULVER CITY FIRE**  
**MANAGEMENT GROUP; PURSUANT TO GOVERNMENT**  
**CODE SECTION 54957.6**

- CS-2.    [16-1041](#)    CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
RE: 8824 NATIONAL BOULEVARD (“THE IVY STATION”)  
CITY AND SUCCESSOR AGENCY NEGOTIATORS: JOHN  
NACHBAR, CITY MANAGER AND EXECUTIVE DIRECTOR;  
SOL BLUMENFELD, COMMUNITY DEVELOPMENT  
DIRECTOR AND ASSISTANT EXECUTIVE DIRECTOR;  
TODD TIPTON, ECONOMIC DEVELOPMENT MANAGER  
AND  
MURRAY KANE, CITY AND SUCCESSOR AGENCY  
SPECIAL COUNSEL  
OTHER PARTIES NEGOTIATORS: CULVER STATION  
LLC.  
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

REPORT ON ACTION TAKEN IN CLOSED SESSION

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)