



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, and Culver  
City Housing Authority Board.**

---

**6:30 PM**

**Monday, November 27, 2017**

---

***Please Note: Council Member Clarke will be participating via telephone from the Ariston Hotel & B&B, Via Mariano Stabile 139, Palermo 90139 in Italy.***

### **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.

#### **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/fios/tv/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. The Council Chambers is now equipped with a hearing loop system. Hearing aid wearers with a "T" (telecoil) setting can now hear PA sound broadcast directly through their hearing aids. Others desiring hearing assistance may check out a portable receiver and headset.

**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:**

**CS CLOSED SESSION - 6:30 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. [18-0552](#) 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**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**REPORT ON ACTION TAKEN IN CLOSED SESSION**

**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.     [18-0533](#)     CC:HA:SA   -   APPROVAL   OF   MINUTES   FOR   THE  
                              SPECIAL CONSOLIDATED CITY COUNCIL MEETING ON  
                              NOVEMBER 6, 2017

**Attachments:**   [CCCC 110617 Minutes for Approval](#)

- C-2.     [18-0167](#)     CC   -   (1)   AWARD   OF   CONSTRUCTION   CONTRACT   TO  
                              STL   ,   AS   THE   LOWEST   RESPONSIVE   AND  
                              RESPONSIBLE BIDDER, IN THE AMOUNT OF \$197,200,  
                              FOR   THE   CONSTRUCTION   OF   THE   TRANSFER  
                              STATION RAIN GARDEN PROJECT, PHASE II, PZ-948,  
                              AND   ON-SITE   DRAINAGE   REPAIR;   AND   (2)  
                              AUTHORIZATION   FOR   THE   PUBLIC   WORKS  
                              DIRECTOR/CITY   ENGINEER   TO   APPROVE   CHANGE  
                              ORDERS, IN AN AMOUNT NOT-TO-EXCEED \$19,700.

- C-3.     [18-0424](#)     CC   -   ADOPTION   OF   A   RESOLUTION   APPROVING   AN  
                              ENCROACHMENT AGREEMENT WITH EDISON CARRIER  
                              SOLUTIONS FOR USE OF THE PUBLIC RIGHT-OF-WAY  
                              ALONG NATIONAL BOULEVARD, HELMS AVENUE AND  
                              HIGUERA STREET.

**Attachments:**   [2017-11-13- ATT System Exhibit.pdf](#)  
                              [2017-11-13- ATT Proposed Resolution.pdf](#)

- 
- C-4.     [18-0445](#)   CC - REVIEW AND APPROVAL OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ANNUAL WORK PLAN AND BUDGET; AND (2) ADOPT A RESOLUTION OF INTENTION TO CONDUCT A PUBLIC HEARING ON DECEMBER 11, 2017 FOR THE CONSIDERATION OF THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2018.

**Attachments:**   [ATT 1 - Resolution of Intent to Levy CCAD BID 2018](#)  
                          [ATT 2 - CCAD 2017 Accomplishments and Expense Detail](#)

- C-5.     [18-0447](#)   CC- APPROVAL OF A THREE-YEAR AGREEMENT WITH STERICYCLE ENVIRONMENTAL SOLUTIONS FOR HOUSEHOLD HAZARDOUS WASTE REMOVAL AND DISPOSAL SERVICES FOR THE CULVER CITY TRANSFER STATION FACILITY; ON-CALL EMERGENCY REMOVAL AND DISPOSAL SERVICES; AND DOOR TO DOOR HOUSEHOLD HAZARDOUS WASTE COLLECTION SERVICES.
- C-6.     [18-0449](#)   CC - APPROVAL OF AN AGREEMENT WITH AAA FLAG & BANNER FOR CITYWIDE BANNER INSTALLATION AND REMOVAL SERVICES FOR A TERM UP TO FIVE YEARS IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$50,000.

## **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. [18-0519](#) CC - CONTINUANCE OF PUBLIC HEARING TO DECEMBER 11, 2017 TO CONSIDER INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 17, ZONING, OF THE CITY OF CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.400.095 - RESIDENTIAL USES - ACCESSORY DWELLING UNITS (ZONING CODE AMENDMENT P2017-224-ZCA).

**Attachments:** [17-11-27 ATT 1 Existing Right of Way Map.pdf](#)  
[17-11-27 ATT 2 Hazards Map.pdf](#)  
[17-11-27 ATT 3 JKA Memo.pdf](#)

- PH-2. [18-0471](#) CC - (1) INTRODUCTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 - ZONING SECTION 17.400.065 MIXED USE DEVELOPMENT STANDARDS AND SECTION 17.320.020, TABLE 3-3A RESIDENTIAL USES (P2017-0239-ZCA); AND (2) ADOPTION OF A RESOLUTION AMENDING THE COMMUNITY BENEFITS ESTABLISHED FOR THE WASHINGTON/NATIONAL TRANSIT ORIENTED DEVELOPMENT DISTRICT IN CONNECTION WITH THE COMMUNITY BENEFIT INCENTIVE PROGRAM AND SECTION 17.400.065 OF THE ZONING CODE - MIXED USE DEVELOPMENT STANDARDS.

**Attachments:** [17-11-27 Attachment 1 TOD Mixed Use Parking Ordinance FINAL.p](#)  
[17-11-27 Attachment 2 Exhibit A Mixed Use.pdf](#)  
[17-11-27 Attachment 3 Adjacent areas TOD District.pdf](#)  
[17-11-27 Attachment 4 Exhibit B Parking.pdf](#)  
[17-11-27 Attachment 5 Resolution Community Benefits for TOD Dist](#)  
[17-11-27 Attachment 6 PC Draft Resolution.pdf](#)

## ACTION ITEMS



- 
- A-1.     [18-0508](#)     CC - PUBLIC HEARING:     (1) INTRODUCTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17, ZONING, SECTION 17.700.01 - DEFINITIONS OF SPECIALIZED TERMS AND PHRASES, SECTION 17.220.015 - COMMERCIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS, AND 17.210.015 - RESIDENTIAL ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS, PERTAINING TO COMMERCIAL CANNABIS ACTIVITY AND PERSONAL CANNABIS CULTIVATION; (2) ADOPTION OF A RESOLUTION ADOPTING NEGATIVE DECLARATION P2017-0149-ZCA "AMENDMENTS TO THE CITY'S MUNICIPAL CODE REGARDING CANNABIS ACTIVITIES"; (3) INTRODUCTION OF AN ORDINANCE AMENDING TITLE 11, "BUSINESS REGULATIONS," OF THE CULVER CITY MUNICIPAL CODE TO (A) ADD A NEW CHAPTER 11.17 "COMMERCIAL CANNABIS BUSINESS;" AND (B) AMEND SECTION 11.01.075 "UNLAWFUL BUSINESSES PROHIBITED" OF CHAPTER 11.01

**Attachments:**   [2017-11-27 - ATT Proposed ZCA Ordinance and Cannabis Definitic](#)  
[2017-11-27 - ATT Proposed Commercial Cannabis Regulatory Ord](#)  
[2017-11-27 ATT Resolution Adopting Neg Dec FINAL.pdf](#)  
[2017-11-27 - ATT Negative Declaration.pdf](#)  
[2017-11-27 - ATT Planning Commission Resolution 2017-P018.pdf](#)  
[2017-11-27 - ATT Summary of Changes to Cannabis Regulations.r](#)

- 
- A-2.     [18-0530](#)     CC - (1) ADOPTION OF A RESOLUTION APPROVING A PLAN TO CONSOLIDATE THE CITY'S GENERAL MUNICIPAL ELECTION WITH STATEWIDE GENERAL ELECTIONS TO COMPLY WITH THE CALIFORNIA VOTER RIGHTS PARTICIPATION RIGHTS ACT, CODIFIED IN ELECTIONS CODE SECTIONS 14050-14057, AND (2) DIRECTION TO THE CITY CLERK, AS DEEMED APPROPRIATE.

**Attachments:**     [Resolution - 2017 Election Consolidation Plan](#)

- 
- A-3.     [18-0522](#)     CC - (1) ADOPTION OF A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY EMPLOYEES ASSOCIATION FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2020; (2) ADOPTION OF A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY MANAGEMENT GROUP FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2020; (3) ADOPTION OF A RESOLUTION APPROVING AN AMENDED MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY POLICE MANAGEMENT GROUP FOR THE PERIOD OF JULY 1, 2015 THROUGH DECEMBER 31, 2020; (4) ADOPTION OF A RESOLUTION APPROVING SIDE LETTER AGREEMENT WITH THE CULVER CITY FIRE MANAGEMENT GROUP; (5) ADOPTION OF A RESOLUTION APPROVING AN AMENDED EXECUTIVE COMPENSATION PLAN; (6) APPROVAL OF AN AMENDMENT TO THE EXISTING EXECUTIVE EMPLOYMENT AGREEMENT FOR CITY ATTORNEY CAROL SCHWAB EFFECTIVE NOVEMBER 27, 2017; (7) APPROVAL OF AN AMENDMENT TO THE EXISTING EXECUTIVE EMPLOYMENT AGREEMENT FOR CITY MANAGER JOHN NACHBAR EFFECTIVE NOVEMBER 27, 2017; AND (8) ADOPTION OF A RESOLUTION APPROVING A REVISED SALARY SCHEDULE FOR CITY EMPLOYEES EFFECTIVE JULY 1, 2017.

**Attachments:**   [CCEA Reso.pdf](#)  
                          [CCMG Reso.pdf](#)  
                          [CCPMG Reso.pdf](#)  
                          [CCFMG Reso.pdf](#)  
                          [Exec Comp Plan 2017 Reso.pdf](#)  
                          [Nachbar Contract - Amendment 3.pdf](#)  
                          [Schwab Contract - Amendment.pdf](#)  
                          [Salary Plan 2017 Reso.pdf](#)

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**