



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



Mayor Thomas Small  
Vice Mayor Meghan Sahli-Wells  
Council Member Goran Eriksson  
Council Member Alex Fisch  
Council Member Daniel Lee

## City Council Meeting Agenda

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

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**7:00 PM**

**Monday, July 9, 2018**

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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.

**City Council Meeting Agenda**  
Closed Session - 6:00 PM  
Recognitions - 6:30 PM  
Regular Session - 7:00 PM

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

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**July 9, 2018**

#### **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.

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**July 9, 2018**

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**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.**

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July 9, 2018

## **CALL TO ORDER & ROLL CALL:**

### **CLOSED SESSION - 6:00 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.    [19-25](#)       CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
RE: 3725 ROBERTSON BOULEVARD  
CITY    NEGOTIATORS:    JOHN    NACHBAR,    CITY  
MANAGER; SOL BLUMENFELD, COMMUNITY  
DEVELOPMENT DIRECTOR; TODD TIPTON, ECONOMIC  
DEVELOPMENT MANAGER  
OTHER PARTIES NEGOTIATORS: MICHAEL HALAOUI,  
BERNARD ASHKAR OF ICON WEST, INC. 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**

### **RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1.    [19-12](#)       A PROCLAMATION IN HONOR OF JULY AS "PARKS  
MAKE LIFE BETTER!" MONTH.**

### **REGULAR SESSION - 7:00 PM**

#### **INVOCATION**

#### **PLEDGE OF ALLEGIANCE**

#### **REPORT ON ACTION TAKEN IN CLOSED SESSION**

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## **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.     [19-11](#)       **CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR JUNE 19, 2018 TO JUNE 29, 2018.**

**Attachments:** [Final Cash Disbursements for City Council 180709](#)

- C-2.     [19-13](#)       **CC:HA:PA:SA:- APPROVAL OF MINUTES FOR THE SPECIAL CITY COUNCIL MEETINGS ON JUNE 18, 2018 AND JUNE 20, 2018.**

**Attachments:** [CCCC 061818 Minutes for Approval](#)  
[CCCC 062018 Minutes for Approval](#)

- C-3.     [18-0494](#)   **CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE DIVERSION OF SEWER PIPELINES TO THE NEW BANKFIELD SEWER PUMP STATION LOCATED AT 5722 BANKFIELD AVENUE, PZ-946.**

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- C-4.     [18-01289](#)   CC   -   APPROVAL   OF   A   PROFESSIONAL   SERVICES  
                                  AGREEMENT WITH FEHR & PEERS TO PREPARE A  
                                  TRAVEL DEMAND FORECAST MODEL (TDFM) AND  
                                  PROVIDE IMPLEMENTATION SERVICES CONSISTENT  
                                  WITH SENATE BILL (SB) 743 IN RESPONSE TO  
                                  REQUEST FOR PROPOSALS (RFP) #1830 IN AN  
                                  AGGREGATE AMOUNT NOT-TO-EXCEED \$479,700.

**Attachments:**   [Att 1, proposal](#)  
                          [Att 2, schedule](#)  
                          [Att 3, budget](#)  
                          [Att 4, responses to proposal questions](#)  
                          [Att 5, responses to interview questions](#)  
                          [Att 6, TDFM RFP 1830](#)  
                          [Att 7, evaluation criteria](#)

- C-5.     [18-01387](#)   CC   -   1)   REJECTION   OF   ENVIRONMENTAL  
                                  CONSTRUCTION, INC.'S BID PROPOSAL AS  
                                  NON-RESPONSIVE; 2) AWARD OF CONSTRUCTION  
                                  CONTRACT IN THE AMOUNT OF \$4,832,000 TO PACIFIC  
                                  HYDROTECH CORP AS THE LOWEST RESPONSIVE  
                                  AND RESPONSIBLE BIDDER, FOR THE CONSTRUCTION  
                                  OF BANKFIELD SEWAGE PUMP STATION PROJECT  
                                  PZ-874; AND 3) APPROVAL OF A PROFESSIONAL  
                                  SERVICES AGREEMENT IN AN AMOUNT  
                                  NOT-TO-EXCEED \$249,574 TO NV5 FOR  
                                  CONSTRUCTION MANAGEMENT AND INSPECTION  
                                  SERVICES; AND 4) APPROVAL OF A PROFESSIONAL  
                                  SERVICES AGREEMENT IN AN AMOUNT  
                                  NOT-TO-EXCEED \$106,000 TO PRP ENGINEERING, INC.  
                                  FOR OFFICE ENGINEERING CONSTRUCTION SUPPORT  
                                  SERVICES

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- C-6.     [18-01400](#)   CC-AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH COMMERCIAL CLEANING SYSTEMS FOR INCREASED LEVEL OF SERVICE AT THE TEEN CENTER IN AN ADDITIONAL AGGREGATE AMOUNT NOT-TO-EXCEED \$66,588.24 OVER THE TERM OF THE AGREEMENT.

**Attachments:**   [CCS Proposal Teen Center Monthly.docx](#)

- C-7.     [18-01409](#)   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 2018/2019, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 1.

**Attachments:**   [ATT 1 - 2018-19 Report - W Wash No 1](#)  
                          [ATT 2 - W Washington Boulevard No. 1 - Intention Resolution](#)

- C-8.     [18-01410](#)   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 2018/2019, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 2.

**Attachments:**   [ATT 1 - 2018-19 Report - W Wash No 2](#)  
                          [ATT 2 - W Washington Boulevard No. 2 - Intention Resolution](#)

- C-9.     [18-01435](#)   CC- (1) REJECTION OF ALL BIDS RECEIVED; AND (2) AUTHORIZATION TO PUBLISH A NEW NOTICE INVITING BIDS, FOR THE SKATE PARK RESTROOM AND OFFICE PROJECT, PZ-830



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- C-10. [18-01445](#) CC - (1) WAIVER OF COMPETITIVE BIDDING PROCEDURES; AND (2) APPROVAL OF A SHORT-TERM, MONTH-TO-MONTH, PROFESSIONAL SERVICES AGREEMENT WITH BECNEL UNIFORMS, INC. UNTIL SUCH TIME AS A LONG-TERM AGREEMENT IS APPROVED BY THE CITY COUNCIL THROUGH THE REQUEST FOR PROPOSAL (RFP) PROCESS.
- C-11. [19-04](#) CC:HA - (1) WAIVER OF FORMAL COMPETITIVE BIDDING PROCEDURES; AND (2) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH KEYSER MARSTON ASSOCIATES, INC. FOR FINANCIAL CONSULTING SERVICES ON AN AS-NEEDED BASIS.

**Attachments:** [ATT. No. 1 2018-19 Public Client Rates.pdf](#)

- C-12. [19-05](#) CC - APPROVAL OF A FIVE-YEAR AGREEMENT WITH THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT FOR INMATE MEAL DELIVERY SERVICE FOR THE TERM AUGUST 7, 2018 THROUGH AUGUST 6, 2023.

## **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**

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- PH-1. [18-01434](#) CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT P2018-0067-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING CODE; SECTIONS 17.230.015 - INDUSTRIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS, 17.400.015 - ALCOHOLIC BEVERAGE SALES, AND 17.700.010 - DEFINITIONS, RELATING TO BEVERAGE TASTING FACILITIES AND ARTISANAL ALCOHOL PRODUCTION.

**Attachments:** [18-07-09 ATT NO. 1 Ordinance ZCA Beverage Tasting Facilities.pdf](#)  
[18-07-09 ATT NO. 2 Zoning Practice Microbreweries APA.pdf](#)  
[18-07-09 ATT NO. 3 Welcome to Beer Country APA.pdf](#)

#### ACTION ITEMS

- A-1. [18-01448](#) CC - ADOPTION OF A RESOLUTION MODIFYING THE ALLOCATION OF COMMERCIAL CANNABIS BUSINESS PERMITS PREVIOUSLY ESTABLISHED BY RESOLUTION 2018-R015, BY REDUCING THE MAXIMUM NUMBER OF PERMITS FOR COMMERCIAL CANNABIS CULTIVATION BY TWO, INCREASING THE MAXIMUM NUMBER OF PERMITS FOR COMMERCIAL CANNABIS MANUFACTURING BY ONE, AND INCREASING THE MAXIMUM NUMBER OF PERMITS FOR COMMERCIAL CANNABIS DISTRIBUTION BY ONE.

**Attachments:** [2018-07-09 ATT Proposed Resolution](#)  
[2018-07-09 ATT Resolution 2018-R015.pdf](#)

- A-2. [18-01496](#) CC:HA - APPROVAL OF THE UPDATED PLAN TO PREVENT AND COMBAT HOMELESSNESS

**Attachments:** [18-07-09 ATT No. 1 Homelessness Plan Draft 6.25.18 \(002\).pdf](#)  
[18-07-09 ATT No. 2 Homeless Plan.pdf](#)

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- A-3.     [18-01426](#)   CC    -   (1)            (UNANIMOUS VOTE REQUIREMENT)  
DECLARING A FISCAL EMERGENCY PURSUANT TO  
ARTICLE XIII C OF THE CONSTITUTION OF THE STATE  
OF CALIFORNIA; (2) ADOPTION OF RESOLUTIONS (A)  
CALLING AND GIVING NOTICE OF THE HOLDING OF A  
SPECIAL MUNICIPAL ELECTION TO BE  
CONSOLIDATED WITH THE STATEWIDE GENERAL  
ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6,  
2018 FOR THE PURPOSE OF SUBMITTING TO THE  
VOTERS FOUR QUESTIONS RELATING TO ONE TAX  
MEASURE, ONE PROPOSED CHARTER AMENDMENT,  
AND TWO ADVISORY MEASURES RELATING TO THE  
PROPOSED CHARTER AMENDMENT; AND (B)  
REQUESTING THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES RENDER SPECIFIED  
SERVICES RELATED TO THE CONDUCT OF SAID  
ELECTION; (3) DISCUSSION AND (IF DESIRED)  
ADOPTION OF A RESOLUTION AUTHORIZING THE CITY  
COUNCIL AND/OR CERTAIN COUNCIL MEMBERS TO  
SUBMIT BALLOT ARGUMENTS REGARDING THE  
MEASURES; (4) POTENTIAL CREATION AND  
APPOINTMENT OF MEMBERS TO AN AD-HOC  
SUBCOMMITTEE TO DRAFT AND/OR SUBMIT SUCH  
BALLOT ARGUMENT(S); (5) ADOPTION OF A  
RESOLUTION PROVIDING FOR THE FILING OF  
REBUTTAL ARGUMENTS FOR CITY MEASURES  
SUBMITTED AT MUNICIPAL ELECTIONS; AND (6)  
DIRECTION TO THE CITY ATTORNEY TO PREPARE  
THE IMPARTIAL ANALYSIS FOR THE CITY MEASURES.

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**Attachments:** [2018-RXX Resolution Declaring a Fiscal Emergency](#)  
[2018-RXX Resolution Calling the Election on 11-06-18](#)  
[2018-RXX Reso Request to Consolidate Election on 11-06-18](#)  
[2018-RXX Reso for Approving who shall Write the Arguments](#)  
[2018-RXX Reso for Providing Rebuttal Arguments](#)

- A-4.     [19-02](#)     CC - APPROVAL OF TEMPORARY USE PERMIT NO. P2018-0111-TUP MODIFICATION NO. 1 (MODIFYING PREVIOUSLY ISSUED TUP P2017-0253) TO LOWE REAL ESTATE GROUP FOR EXPANDED CONSTRUCTION HOURS AND TO ALLOW WORK IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE IVY STATION TRANSIT-ORIENTED DEVELOPMENT PROJECT AT 8824 NATIONAL BOULEVARD.

**Attachments:** [ATT. No. 1 Lowe Existing TUP P2017-0253.pdf](#)  
[ATT. No. 2 Lowe June 5th Request.pdf](#)  
[ATT. No. 3 Lowe Technical Studies.pdf](#)

- A-5.     [18-01407](#)     CC - FOUR-FIFTHS VOTE REQUIREMENT: (1) APPROVAL OF A PURCHASE ORDER WITH SYSTEMS SOURCE, INC. FOR POLICE STATION OFFICE FURNITURE IN AN AMOUNT NOT-TO-EXCEED \$650,000; AND (2) APPROVAL OF A RELATED BUDGET AMENDMENT (FOUR-FIFTHS VOTE REQUIREMENT).

**Attachments:** [2018-07-09 - ATT PD Current Furniture Photos](#)

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- A-6.     [19-10](#)     CC   -   (1)   DISCUSSION   OF   THE   DRAFT   INTERIM  
                  OPERATING   AGREEMENT   (IOA)   WITH   BIRD   RIDES,   INC,  
                  (BIRD)   ON   ITS   PROPOSED   OPERATION   OF   A   STAND-UP  
                  ELECTRIC   SCOOTER   SHARING   SYSTEM   WITHIN   THE  
                  CITY   OF   CULVER   CITY;   (2)   AUTHORIZATION   TO   THE  
                  CITY   MANAGER   TO   FINALIZE   AND   APPROVE   THE   IOA  
                  WITH   BIRD   AND   DIRECTION   RELATED   THERE TO;   (3)  
                  AUTHORIZATION   TO   THE   CITY   MANAGER   TO  
                  NEGOTIATE   WITH   OTHER   ELECTRIC   SCOOTER-SHARE  
                  COMPANIES   INTERESTED   IN   OPERATING   IN   THE   CITY;  
                  AND   (4)   OTHER   DIRECTION   TO   THE   CITY   MANAGER   AS  
                  DEEMED   APPROPRIATE.

**Attachments:**   [ATTACHMENT NO 1\\_Draft Culver City Interim Operating Agreement \](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)