



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, August 27, 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.

**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:**

**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.    [19-212](#)    CC:PA    -    CONFERENCE    WITH    REAL    PROPERTY  
NEGOTIATORS  
RE: 9077 WASHINGTON BOULEVARD  
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER  
SOL BLUMENFELD, COMMUNITY DEVELOPMENT  
DIRECTOR  
DIRECTOR, AND TODD TIPTON, ECONOMIC  
DEVELOPMENT MANAGER  
OTHER PARTIES NEGOTIATORS: CULVER CITY  
TOYOTA  
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.    [19-207](#)    CC    -    PRESENTATIONS    OF    COMMENDATIONS    TO  
FORMER COMMISSIONERS, BOARD MEMBERS, AND  
COMMITTEE MEMBERS IN RECOGNITION OF THEIR  
SERVICE TO THE CULVER CITY COMMUNITY.**

**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.

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## 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.     [19-208](#)     **CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR JULY 17, 2018 TO AUGUST 17, 2018.**

**Attachments:**   [Final Cash Disbursements for City Council - 180827 v1](#)

- C-2.     [19-209](#)     **CC:HA:PA:SA:- APPROVAL OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON JUNE 25, 2018 AND JULY 23, 2018.**

**Attachments:**   [CCCC 062518 Minutes for Approval](#)  
                          [CCCC 072318 Minutes for Approval](#)

- C-3.     [19-104](#)     **CC - APPROVAL OF A PURCHASE AND SALE AGREEMENT WITH WS INVESTMENTS PROPERTY LLC TO PURCHASE A PORTION OF A CITY-OWNED PROPERTY LOCATED ADJACENT TO 4201 JACKSON AVENUE.**

**Attachments:**   [18-08-27 -- ATT Photographs of 4201 Jackson Avenue](#)  
                          [18-08-27 CC ATT 4201 Jackson Avenue Purchase and Sale Agreeeme](#)

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- C-4.     [19-120](#)     CC   -   APPROVAL OF ON-CALL PROFESSIONAL SERVICES AGREEMENTS WITH THE SELECTED FIRMS TO SUPPORT THE CITY'S CAPITAL IMPROVEMENT PROGRAM, FROM JULY 1, 2018 TO JUNE 30, 2023: GENERAL CIVIL ENGINEERING FIRMS (14 EACH); TRAFFIC ENGINEERING FIRMS (8 EACH); CONSTRUCTION MANAGEMENT AND INSPECTION FIRMS (12 EACH); AND GEOTECHNICAL ENGINEERING AND MATERIAL TESTING FIRMS (7 EACH)
- C-5.     [19-133](#)     HA   -   APPROVAL OF THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP).
- Attachments:**   [2018 CCHA Indicator Scoring.docx](#)  
                          [HUD-52648.semapcert2018.pdf](#)
- C-6.     [19-146](#)     CC   -   APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE SERVICES INC. FOR CITY-WIDE LANDSCAPE MAINTENANCE SERVICES TO INCLUDE THE BALDWIN AVENUE RAIN GARDEN REHABILITATION LANDSCAPING AND IRRIGATION SERVICES.
- C-7.     [19-174](#)     CC:PA - APPROVAL OF AN AGREEMENT WITH SLATER WATERPROOFING COMPANY FOR RESTORATION SERVICES RELATED TO THE INCE, CARDIFF AND WATSEKA PARKING STRUCTURES IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$407,000.
- C-8.     [19-198](#)     CC   -   APPROVAL OF AND (IF DESIRED) DIRECTION RELATED TO THE FINANCE ADVISORY COMMITTEE WORK PLAN.

**Attachments:**   [Proposed FAC Revised Work Plan](#)

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- C-9.     [19-201](#)     CC - ADOPTION OF A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FY18-19

**Attachments:**   [18-8-27 TRANS Reso - TDA Funds Claim.pdf](#)

- C-10.    [19-204](#)     CC - APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SAFETY RESEARCH CONSULTANTS, INC. FOR SOLID WASTE SAFETY TRAINING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$ 97,000 ANNUALLY FOR FY 18/19 AND FY 19/20.

- C-11.    [19-205](#)     CC - APPROVAL OF A PURCHASE ORDER WITH MSA SYSTEMS, INC FOR THE PURCHASE OF FIFTEEN (15) ZEBRA ENTERPRISE ET5 TABLETS AND FIFTEEN (15) ZEBRA ZQ520 PRINTERS AND INCLUDED ACCESSORIES IN AN AMOUNT-NOT-TO-EXCEED \$55,000.00.

**Attachments:**   [2018-08-27 - ATT MSA Systems Quote](#)

- C-12.    [19-206](#)     CC:PA - (1) APPROVAL OF A BLANKET PURCHASE ORDER WITH FIRST DATA MERCHANT SERVICES, LLC FOR ELECTRONIC PAYMENT PROCESSING SERVICES; (2) AUTHORIZATION FOR PAYMENT OF REMAINING FISCAL YEAR 2017-18 INVOICES; AND (3) APPROVAL OF A RELATED BUDGET AMENDMENT (FOUR-FIFTHS VOTE REQUIREMENT).



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- C-13. [19-213](#) CC - (1) AUTHORIZE THE CITY MANAGER TO APPROVE UP TO \$49,000 IN ANNUAL CONTINGENCY FOR THE PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE FOR CITY-WIDE LANDSCAPE MAINTENANCE SERVICES.
- C-14. [19-218](#) CC - (1) ADOPTION OF RESOLUTION APPROVING A REVISED CLASSIFICATION AND SALARY PLAN FOR MISCELLANEOUS EMPLOYEES, (2) APPROVAL OF PROPOSED BUDGET AMENDMENTS FOR FISCAL YEAR 2017-18 (FOUR-FIFTHS VOTE REQUIREMENT), AND (3) APPROVAL OF PROPOSED BUDGET AMENDMENTS FOR FISCAL YEAR 2018-19 (FOUR-FIFTHS VOTE REQUIREMENT).

**Attachments:** [2018-08-27 - File 19-218 Attachment.pdf](#)

- C-15. [19-223](#) CC - ADOPTION OF A RESOLUTION, DENYING WITHOUT PREJUDICE, T-MOBILE'S APPLICATION FOR A PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY IN THE PUBLIC RIGHT-OF-WAY WEST OF 10876 CULVER BOULEVARD.

**Attachments:** [2018-08-27 ATT 1 First Application Submittal.pdf](#)  
[2018-08-27 ATT 2 First Notice of Incomplete.pdf](#)  
[2018-08-27 ATT 3 Second Application Submittal.pdf](#)  
[2018-08-27 ATT 4 Second Notice of Incomplete.pdf](#)  
[2018-08-27 ATT 5 City Letter April 30 2018.pdf](#)  
[2018-08-27 ATT 6 Tolling Agreement May 14 2018.pdf](#)  
[2018-08-27 ATT 7 City Email July 26 2018.pdf](#)  
[2018-08-27 ATT 8 Proposed Resolution of Denial of Application.pdf](#)

## **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. [19-160](#) CC - PUBLIC HEARING: (1) INTRODUCTION OF AN ORDINANCE AMENDING THE CULVER CITY ZONING MAP, AS REFERENCED IN TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE, SECTION 17.200.015 - ZONING MAP; AND (2) ADOPTION OF A RESOLUTION AMENDING THE GENERAL PLAN MAP AND APPROVING A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES THROUGH THE USE OF AN IN-LIEU FEE, FOR THE DEVELOPMENT OF A 3 TO 4 STORY OFFICE BUILDING (KNOWN AS THE BRICK AND THE MACHINE) WITH GROUND FLOOR RETAIL AND RESTAURANT AT 9735 WASHINGTON BOULEVARD.

**Attachments:** [18-08-27-ATT NO 1 Ordinance Approving ZCMA Brick Machine FIN](#),  
[18-08-27-ATT NO 2 Resolution Approving GPMA Park Reduct Brick](#) |  
[18-08-27-ATT NO 3 Approved PC Resolution with Exhibit A Condition](#)  
[18-08-27-ATT NO 4 Feb 28 2018 PC Staff Report Brick Machine](#)  
[18-08-27-ATT NO 5 Feb 28 2018 PC Minutes Brick Machine](#)  
[18-08-27-ATT NO 6 Prelim Develop Plans Brick Machine](#)  
[18-08-27-ATT NO 7 CEQA MND Initial Study Brick Machine](#)  
[18-08-27-ATT NO 8 Traffic Impact Analysis Brick Machine](#)  
[18-08-27-ATT NO 9 June 27 2018 PC Staff Report Brick Machine](#)  
[18-08-27-ATT NO 10 June 27 Planning Commission Draft Minutes B](#)  
[18-08-27-ATT NO 11 June 21 2018 ESAPCR Update Noise Memo](#)  
[18-08-27-ATT NO 12 MMRP in Strike Out Underline Brick Machine](#)  
[18-08-27-ATT NO 13 Shared Parking Study Brick Machine](#)  
[18-08-27-ATT NO 14 June 20 2018 Applicant Condition 18 Request E](#)  
[18-08-27-ATT NO 15 Original Condition No. 18 Brick Machine](#)

## ACTION ITEMS

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- A-1. [19-157](#) CC - CONFORMANCE REVIEW FOR COMPREHENSIVE PLAN, P2017-0042-CP, TO DETERMINE WHETHER THE REVISED PLANS PROVIDE SCREENING TO MINIMIZE GLARE AND VIEWS INTO THE PARKING STRUCTURE, AND CONFIRM IF DESIGNS FOR CONVERTING A PORTION OF PARKING INTO OUTDOOR DINING SPACE IS CONSISTENT WITH THE INTENT OF CONDITION NO. 9 OF CITY COUNCIL ORDINANCE NO. 2018-004 TO REDUCE BUILDING MASSING.

**Attachments:** [18-08-27 ATT No 1 Revised Plans](#)  
[18-08-27 ATT No 2 CC Ord 2018-004](#)

- A-2. [19-158](#) CC - APPROVAL OF TEMPORARY USE PERMIT NO. P2018-0126-TUP TO ALLOW EARLY CONSTRUCTION HOURS RELATED TO THE DEVELOPMENT PROJECT AT 8888 WASHINGTON BOULEVARD.

**Attachments:** [18-08-27 ATT No 1 Noise and Lighting Report](#)

- A-3. [19-147](#) CC - AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS TO PREPARE AN ECONOMIC DEVELOPMENT IMPLEMENTATION PLAN.

**Attachments:** [RFP 1911 - Economic Development Implementation Plan Draft with Sc](#)

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- A-4. [18-01444](#) CC - (1) DESIGNATION OF THE CITY'S VOTING DELEGATE AND UP TO TWO ALTERNATE-DELEGATES FOR THE 2018 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE; (2) CONSIDERATION OF A POSITION ON THE LEAGUE OF CALIFORNIA CITIES' RESOLUTION PERTAINING TO LOCAL AUTHORITY, CONTROL, AND REVENUE AND (3) CONSIDERATION OF A POSITION ON THE LEAGUE OF CALIFORNIA CITIES' RESOLUTION PERTAINING TO REPEALING PREEMPTION OF REGULATING PESTICIDES AT THE ANNUAL CONFERENCE.

**Attachments:** [2018-08-27 ATT - League of CA Cities Resolutions Packet.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)