



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 Göran Eriksson
Council Member Meghan Sahli-Wells

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.**

4:30 PM

Monday, April 23, 2018

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) 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.

City Council Meeting Agenda
Closed Session - 4:30 PM
Recognitions - 6:30 PM
Regular Session - 7:00 PM

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

April 23, 2018

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. 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 - 4:30 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. [18-01144](#) CC - CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: REAL PROPERTY NEGOTIATIONS
(ASSESSOR PARCEL NUMBER 4209-002-900 -- A CITY-OWNED PARCEL LOCATED ADJACENT TO 4201 JACKSON AVENUE)
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER, CHARLES D. HERBERTSON, PUBLIC WORKS DIRECTOR/CITY ENGINEER
OTHER PARTIES NEGOTIATORS: WS INVESTMENTS PROPERTY 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**
- CS-2. [18-01153](#) CC - CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
EMERY ECCLES V. CITY OF CULVER CITY ET AL.
LASC CASE NO. BC639773
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**

**CS-3. [18-01154](#) CC - CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION - (CLAIM
OF DARNELL DAVENPORT) PURSUANT TO
GOVERNMENT CODE SECTION 54956.9(D)(2)**

**CS-4. [18-01155](#) CC - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 12337 TO 12423 WASHINGTON BOULEVARD,
4061 TO 4063 CENTINELA AVENUE, AND 4064
COLONIAL AVENUE
CITY NEGOTIATORS: JOHN M. NACHBAR, CITY
MANAGER;
SOL BLUMENFELD, COMMUNITY DEVELOPMENT
DIRECTOR;
TODD TIPTON, ECONOMIC DEVELOPMENT MANAGER;
AND
MURRAY KANE, CITY SPECIAL COUNSEL
OTHER PARTIES NEGOTIATORS: REGENCY CENTERS
ACQUISITION, LLC
UNDER NEGOTIATION: PRICE OR TERMS OF PAYMENT
OR BOTH
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

RECOGNITION PRESENTATIONS - 6:30 PM

**R-1. [18-01157](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING MARCH 2018 AS "DMV/DONATE LIFE
CALIFORNIA MONTH 2018"**

**R-2. [18-01156](#) CC - PRESENTATION OF CERTIFICATES OF
RECOGNITION TO MEMBERS OF THE CULVER CITY
MIDDLE SCHOOL 2018 BOYS' BASKETBALL TEAM
CHAMPIONS.**

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- R-3. [18-01158](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING APRIL 27, 2018 AS "ARBOR DAY"
- R-4. [18-01159](#) CC - PRESENTATION OF A COMMENDATION IN HONOR OF THE MICHELSON FOUND ANIMALS FOUNDATION AS THEY CELEBRATE THEIR ACHIEVEMENT OF 5,000 PETS ADOPTED.

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. [18-01149](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR MARCH 17, 2018 TO APRIL 13, 2018.

Attachments: [Final Cash Disbursement for City Council 20180423.pdf](#)

C-2. [18-01152](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE SPECIAL CONSOLIDATED CITY COUNCIL MEETINGS ON MARCH 19, 2018 AND MARCH 20, 2018 AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON MARCH 26, 2018.

Attachments: [CCCC 031918 Minutes for Approval](#)
[CCCC 032018 Minutes for Approval](#)
[CCCC 032618 Minutes for Approval](#)

C-3. [18-0991](#) CC - ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2018/2019

Attachments: [Resolution of Initiation - SUSC.pdf](#)

C-4. [18-0992](#) CC-ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2018/2019

Attachments: [Resolution of Initiation - LMD1.pdf](#)

C-5. [18-0993](#) CC - ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2018/2019

Attachments: [Resolution of Initiation - Higuera.pdf](#)

C-6. [18-0996](#) CC - (1) ADOPTION OF A RESOLUTION TO INCORPORATE THE PAVING OF OVERLAND AVENUE FROM WASHINGTON BOULEVARD TO BALLONA CREEK IN THE LIST OF CITY PROJECTS TO BE FUNDED BY SB 1 (THE ROAD REPAIR AND ACCOUNTABILITY ACT).

Attachments: [2018-04-23 ATT Resolution FY 18-19 SB 1 Funded Projects.pdf](#)

C-7. [18-01052](#) CC - AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH THE MARCOS MENDEZ COMPANY FOR GIS SERVICES IN AN AMOUNT NOT-TO-EXCEED \$50,000.

C-8. [18-01072](#) CC - APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MCCAIN INC. FOR THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005 IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$99,792.

C-9. [18-01074](#) CC - 1) ACCEPTANCE OF WORK PERFORMED BY SULLY-MILLER CONTRACTING COMPANY; (2) AUTHORIZATION TO FILE A NOTICE OF COMPLETION; AND (3) AUTHORIZATION TO RELEASE THE RETENTION FUNDS UPON EXPIRATION OF THE 35-DAY LIEN PERIOD, FOR THE 2017 PAVEMENT REHABILITATION PROJECT, PS-005 AND CULVER WEST ALEXANDER PARK PADDLE TENNIS COURT RECONSTRUCTION PZ-835

C-10. [18-01075](#) CC - ADOPTION OF AN ORDINANCE REPEALING AND REPLACING SECTIONS 3.07.005 THROUGH 3.07.095 OF THE CULVER CITY MUNICIPAL CODE REGARDING THE CITY'S PURCHASING AND CONTRACTING SYSTEM.

Attachments: [2018-04-23 ATT 1 Proposed Ordinance Repealing and Replacing Pu](#)

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- C-11. [18-01092](#) CC - APPROVAL OF A THREE-YEAR AGREEMENT WITH MICHELIN NORTH AMERICA INC. FOR THE LEASE OF TRANSIT BUS TIRES IN AN AMOUNT NOT-TO-EXCEED \$439,280 (\$236,913.54 BASE AMOUNT PLUS \$181,747.20 FOR TWO ONE-YEAR OPTIONS AND \$33,493.26 IN CONTINGENCY AUTHORITY)
- C-12. [18-01097](#) CC - ADOPTION OF A RESOLUTION TAKING THE NECESSARY ACTION TO ESTABLISH THE CULVER CITY SECTION 115 PENSION TRUST.

Attachments: [Section 115 Trust Resolution - CITY FINAL.pdf](#)

- C-13. [18-01099](#) CC - AWARD OF CONSTRUCTION CONTRACT TO G.M. SAGER CONSTRUCTION COMPANY INC., FOR THE COLONIAL AVENUE ALLEY PAVING PROJECT, PZ-295, COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT # 601891-17
- C-14. [18-01113](#) CC - ADOPTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 15.02, SECTION 15.02.1015 "BUILDING PERMIT FEES AND INSPECTIONS," EXTENDING THE WAIVER OF PLAN CHECK AND PERMIT FEES FOR SOLAR PHOTOVOLTAIC INSTALLATIONS FOR AN ADDITIONAL 10 YEARS TO MAY 23, 2028.

Attachments: [Ordinance - Building Permit Fees & Inspections.pdf](#)

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- C-15. [18-01114](#) CC - 1) APPROVAL OF THE PURCHASE OF 718 SQUARE FEET OF RIGHT-OF-WAY EASEMENT AT 5450 HIGUERA STREET FOR THE CONSTRUCTION OF A BICYCLE TRANSITION LANE IN THE AMOUNT OF \$174,000; 2) APPROPRIATE ADDITIONAL FEDERAL HIGHWAY BRIDGE PROGRAM RIGHT-OF-WAY FUNDS IN THE AMOUNT OF \$129,254; 3) DISCUSSION HIGUERA BRIDGE RE-DESIGN TO INCLUDE 'OBSERVATION DECK' AREA AND DIRECTION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER; AND (4) APPROVAL OF THE EXISTING AGREEMENT WITH IDC CONSULTING, INC. FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$10,000 FOR RENDERINGS OF THE BRIDGE AND 'OBSERVATION DECK' FOR THE HIGUERA STREET BRIDGE REPLACEMENT PROJECT, PZ553, BHLS 5240(026)

Attachments: [2018-04-23 - Bicycle Transition Lane Easement Map.pdf](#)

- C-16. [18-01117](#) CC - ADOPTION OF A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE FY17-18 CALIFORNIA DEPARTMENT OF TRANSPORTATION LOW CARBON TRANSIT OPERATIONS PROGRAM FOR THE CULVER CITYBUS LINE 6 RAPID SERVICE IN THE AMOUNT OF \$129,930

Attachments: [18-04-23 TRANS COUNCIL Reso - LCTOP Fund Alloc.pdf](#)

- C-17. [18-01121](#) CC - APPROVAL OF THE SUBMISSION OF AN APPLICATION FOR THE FY2018-2019 CALTRANS' SUSTAINABLE COMMUNITIES STRATEGY TRANSPORTATION PLANNING GRANT PROGRAM FOR THE INNOVATIVE MOBILITY SERVICE PLANNING AND MANAGEMENT STUDY.

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- C-18. [18-01123](#) CC - (1) WAIVER OF FORMAL COMPETITIVE BIDDING PROCEDURES; AND (2) APPROVAL OF PROFESSIONAL SERVICES AGREEMENTS WITH VARIOUS TEMPORARY STAFFING AGENCIES.
- C-19. [18-01128](#) CC - (1) APPROVAL OF AN AGREEMENT WITH ASPHALT, FABRIC & ENGINEERING, INC. FOR THE REPLACEMENT OF THE BLANCO PARK JOGGING PATH FOR THE BASE AMOUNT OF \$60,330.00; AND AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO SUCH AGREEMENT UP TO AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$9,050.00 (15% CONTINGENCY).
- C-20. [18-01147](#) CC - CONSIDERATION OF A REQUEST BY GARY MANDELL TO AUTHORIZE THE USE OF CITY LOGO FOR HATS TO BE SOLD BY BOULEVARD MUSIC AT CULVER CITY'S BOULEVARD MUSIC FESTIVAL-2018 AND AT THE BOULEVARD MUSIC STORE, WITH A PORTION OF THE PROCEEDS TO BENEFIT THE CULTURAL AFFAIRS FOUNDATION AND THE REMAINING PROFIT TO BE RETAINED BY MR. MANDELL.
- C-21. [18-01150](#) CC - APPROVAL OF NON-MONETARY CITY SPONSORSHIP OF LEADERSHIP CULVER CITY.

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. [18-01101](#) CC:SA - PUBLIC HEARING - ADOPTION OF RESPECTIVE RESOLUTIONS BY THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, APPROVING REAL PROPERTY TRANSFERS AND A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SUCCESSOR AGENCY AND CULVER PUBLIC MARKET, LLC, RELATED TO THE MARKET HALL PROJECT.

Attachments: [City Reso Market Hall FINAL.pdf](#)
[SA Reso Market Hall FINAL.pdf](#)
[DDA Complete FINAL.pdf](#)

PH-2. [18-01126](#) CC - PUBLIC HEARING: APPROVAL OF PROPOSED POLICY CHANGES REGARDING CULVER CITYBUS FARE PAYMENT (I.E. HOW FARES ARE PAID).

ACTION ITEMS

A-1. [18-01019](#) CC - (1) APPROVAL TO PROCEED WITH ECONOMIC DEVELOPMENT STRATEGY (EDS); (2) APPROVAL TO ISSUE GENERAL PLAN UPDATE (GPU) REQUEST FOR PROPOSALS (RFP) WITH MINOR MODIFICATIONS; (3) APPROVAL OF UPDATE TO GENERAL PLAN ADVISORY COMMITTEE (GPAC) OPERATING GUIDELINES; AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [1. Economic Development Subcommittee Memo](#)
[2. Final GPU RFP](#)

A-2. [18-01122](#) CC - RECEIPT AND DISCUSSION OF REPORT AND POLICY RECOMMENDATIONS FROM THE CITY COUNCIL SHORT TERM RENTALS SUBCOMMITTEE RELATED TO SHORT TERM RENTALS.

Attachments: [2018-04-23 - ATT Short Term Rentals Policy Recommendation.pdf](#)

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- A-3. [18-01133](#) CC - (1) APPROVAL OF SERVICES TO BE PROVIDED BY THE CULVER CONNECT NETWORK (CITY'S MUNICIPAL FIBER NETWORK); AND (2) DELEGATION OF AUTHORITY TO THE CITY MANAGER TO ADD, CHANGE, OR REMOVE SERVICES PROVIDED BY THE CULVER CONNECT NETWORK AS DETERMINED APPROPRIATE BY THE CITY MANAGER.
- A-4. [18-01141](#) CC - (1) SELECTION OF A CITY COUNCIL STRATEGIC PLAN FACILITATOR; (2) SELECTION OF DATES FOR THE CITY COUNCIL STRATEGIC PLAN RETREAT; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2018-04-23 Yolanda Gorman Resume.pdf](#)
[2018-04-23 Yolanda Gorman Proposal.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)