



City of Santa Monica

City Council Meeting

AGENDA

TONY VAZQUEZ
MAYOR

SUE HIMMELRICH
COUNCILMEMBER

TED WINTERER
MAYOR PRO TEM

GLEAM DAVIS
COUNCILMEMBER

TERRY O'DAY
COUNCILMEMBER

KEVIN MCKEOWN
COUNCILMEMBER

PAM O'CONNOR
COUNCILMEMBER

RICK COLE
CITY MANAGER

MARSHA JONES MOUTRIE
CITY ATTORNEY

DENISE ANDERSON-WARREN
CITY CLERK

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS:

- Treat everyone courteously;
- Listen to others respectfully
- Exercise self-control
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate;
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

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STANDING IN AISLES OR AGAINST THE WALL IS NOT PERMITTED

RULES OF ORDER FOR THE CONDUCT OF CITY COUNCIL MEETINGS

(Resolution No.10928 (CCS))

Persons wishing to address the City Council regarding items on the agenda must be present and submit their name and address (optional) in writing to the City Clerk **before the public hearing is opened for that item.** Request-to-Speak forms are available prior to the meeting and throughout the meeting. Remarks from the public are limited to a total of 6 minutes per Council meeting, with a maximum of 2 minutes and a minimum of one minute per item. Except for the author of the request, public comment on 12-items are limited to 1 minute. Except on Public Input, speakers may donate 2 minutes to another person who may speak for a total of 4 minutes on that item. Both the donor of time and the designated speaker must submit their cards in person together.

ORDER OF BUSINESS (may not be changed except by majority vote of the City Council.)

1. Closed Session.
 - City Manager's Report
 - 2nd Reading (no public comment permitted)
1. Special Agenda Items (City Manager's Report Commendations, Presentations, etc.).
8. Staff Administrative Item.
9. Public Hearings.
1. Consent Calendar (All items considered in one motion unless removed by a Councilmember for discussion. Public comment shall be heard prior to council discussion).
10. Reports of Boards and Commissions.
11. Resolutions
12. Written Communications other than Reports of Commission and Officers.
13. Councilmember Discussion Items.
14. Public Input (members of the public may address the City Council **only** on items not on the agenda, but within the subject matter jurisdiction of the City)
1. Study Session.
5. Continued Items.
6. Administrative Proceedings.
7. Ordinances:
 - 1st reading.

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Addressing the City Council: State your name, address (optional), and neighborhood for the record; address the City Council as a whole, not as individuals. After the public hearing closes, no member of the public shall address the City Council on the matter under consideration without first securing Council approval. Please be courteous.

Members of the audience: Please refrain from clapping, whistling, or acts of disorderly conduct; do not distribute literature without prior authorization of the presiding officer; remain seated unless addressing the City Council; do not stand or sit in aisles; do not enter the well area of the dais or go behind rails unless authorized by the presiding officer.

Members of the public unable to attend a meeting but wishing to comment on an item(s) listed on the agenda may submit written comments prior to the meeting by meeting by mailing them to: City Clerk, 1685 Main Street, Santa Monica, CA 90401 or to councilmtgitems@smgov.net.

MATERIALS RECEIVED FROM THE PUBLIC BY 4:30 PM THE EVENING OF THE COUNCIL MEETING WILL BE DISTRIBUTED TO COUNCIL PRIOR TO THE MEETING AND POSTED ONLINE.

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SMOKING IS PROHIBITED IN CITY HALL (SMMC 4.44.030)



AGENDAS

CITY OF SANTA MONICA

REGULAR MEETING

CITY HALL COUNCIL CHAMBERS

1685 MAIN STREET, ROOM 213

TUESDAY MAY 10, 2016

MEETING BEGINS AT 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

(Please note that Agenda Items may be reordered during the Council meeting at the discretion of the City Council.)

1. CLOSED SESSIONS

- 1.A. Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): City of Santa Monica v. Justice Aviation, Los Angeles Superior Court Case Number 16R00754**
- 1.B. Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): Justice Aviation Inc. v. City of Santa Monica, Part 16 Complaint, FAA Docket No. 16-16-07**
- 1.C. Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): Justice Aviation, Inc. v. City of Santa Monica, et al., U. S. District Court Case Number 2:16-CV-2043**
- 1.D. Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): Exposition Metro Line Construction Authority v. City of Santa Monica, Los Angeles Superior Court Case Number BC 563 050**
- 1.E. Conference with Legal Counsel - Existing Litigation - Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): Pico Neighborhood Association, Maria Loya and Advocates for Malibu Public Schools v. City of Santa Monica, Los Angeles Superior Court Case Number BC 616 804**

The following is the order of business for items to be heard no earlier than 6:30 p.m.

2. SPECIAL AGENDA ITEMS

- 2.A. Proclamation: Public Works Week (May 15 – May 21, 2016)**
- 2.B. City Manager's Report: Buy Local and Green Business Update**
- 2.C. Proclamation: Older Americans Month**
- 2.D. Proclamation declaring May 2016 as National Bike Month and Bicycle Safety Month**
- 2.E. Swearing-In of New Santa Monica Fire Department Chief Bill Walker**

3. CONSENT CALENDAR

(All items will be considered and approved in one motion unless removed by a Councilmember for discussion.)

3.A. Approve Contract for Supplemental Law Enforcement Services

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a five-year contract with the County of Los Angeles Sheriff's Department for supplemental law enforcement services. This recommended award is made as a formal professional services contract pursuant to Section 2.24.075 (c). The first year would be in the amount of \$260,000 for a total amount not to exceed \$1,300,000 with future year funding contingent on Council budget approval.

3.B. Bid Award for the Purchase of One Fourteen Yard Compressed Natural Gas Dump Truck and One Compressed Natural Gas Stake Bed Truck

Recommended Action

Staff recommends that the City Council:

1. Award Bid #4239 to Los Angeles Freightliner, a California-based company for the purchase and delivery of one Compressed Natural Gas Dump Truck to support the Street Maintenance's operation; and to Thorson Motor Company, a California-based company for the purchase and delivery of one Compressed Natural Gas Stake Bed Truck to support the operations of the Resource Recovery and Recycling Division;
2. Authorize the Purchasing Services Manager to issue a purchase order with Los Angeles Freightliner for the purchase and delivery of one Compressed Natural Gas Dump Truck in the amount not to exceed \$219,328; and to issue a purchase order with Thorson Motor Company for the purchase and delivery of one Compressed Natural Gas Stake Bed Truck in the amount not to exceed \$105,985.

3.C. Award Bid to BrightView Landscape Development for Construction of the Reed Park Improvements

Recommended Action

Staff recommends that the City Council:

1. Award Bid #SP2313 to BrightView Landscape Development, Inc. (formerly ValleyCrest Landscape Development, Inc.), a Maryland-based company, for the construction of the Reed Park Improvements project;
2. Authorize the City Manager to negotiate and execute a contract with BrightView Landscape Development, Inc., in an amount not to exceed \$593,483 (including a 10% contingency);
3. Authorize the Director of Public Works to issue any necessary change orders to complete additional work within contract authority.

3.D. Award Construction Contracts for the Los Amigos Park Stormwater Harvesting and Direct Use Demonstration Project

Recommended Action

Staff recommends that the City Council:

1. Award Bid# SP2311 to J.R. Filanc Construction, a California-based company, for the construction of Los Amigos Park Stormwater Harvesting and Direct Use Demonstration project;
2. Authorize the City Manager to negotiate and execute a contract with J.R. Filanc Construction, in an amount not to exceed \$2,025,495 (includes a 15% contingency);
3. Authorize the City Manager to negotiate and execute a contract with Anderson-Penna Partners, in an amount not to exceed \$214,500 (includes a 10% contingency) for construction management and inspection services for the Los Amigos Park Stormwater Harvesting and Direct Use Demonstration project;
4. Authorize the Director of Public Works to issue any necessary change orders to complete additional work within contract authority.
5. Authorize budget changes as outlined in the Financial Impacts and Budget Actions section of this report.

3.E. Approve Sole Source Agreement for Wastewater Envirosight Camera System Maintenance

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a contractual service agreement with Haaker Equipment Company, a California-based company, for maintenance and repair of the Wastewater Division's van-mounted Envirosight camera system. This recommended award is made as an exception to the competitive bidding process pursuant to municipal code Section 2.24.080 and is for a total amount not to exceed \$125,000 over a 5-year period ending June 30, 2021, with future year funding contingent on Council budget approval.

3.F. Application for a California Coastal Commission Local Coastal Program (LCP) Planning Grant For Additional Scope to Develop an Implementation Plan for Certification

Recommended Action

Staff recommends that the City Council:

1. Adopt the attached resolution authorizing the application for grant funds in the amount of \$175,000 from California Coastal Commission Local Coastal Program (LCP) Planning Grant Program.
2. Authorize the City Manager to execute all necessary documents to apply for the grant, accept the grant, if awarded, and accept all grant renewals, if awarded.
3. Authorize budget changes as outlined in the Financial Impacts & Budget Actions section of this report, in the event that the grant is awarded.

3.G. Adoption of the Low Carbon Transit Operations Program Resolution that would make Big Blue Bus Eligible for State Funds to Reduce Greenhouse Gas Emissions and Improve Mobility.

Recommended Action

Staff recommends that the City Council adopt the attached resolution for the Low Carbon Transit Operations Program that was created by the California State Legislature to provide operating and capital funding for transit agencies to reduce greenhouse gas emissions and improve mobility.

3.H. First Modification for the Idaho Avenue Pedestrian Overcrossing Project

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a first modification to contract# 10250 (CCS) in the amount of \$400,000 with MCM Construction, Inc., a California-based company, for improvements to Idaho Trail associated with the California Incline Pedestrian Bridge. This will result in an amended contract with a new total amount not to exceed \$2,300,000.

3.I. Modification to Contract for Senior Criminalist

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a five-year contract with the County of Los Angeles Sheriff's Department for services of one Senior Criminalist to perform forensic deoxyribonucleic acid (DNA) analysis and services. This recommended award is made as an exception to the competitive bidding process pursuant to Section 2.24.080 (d). The first year would be in the amount not to exceed \$170,792, for a total amount not to exceed \$943,734 (includes a 5% annual contingency) for the term of the contract, with future year funding contingent on Council budget approval.

4. STUDY SESSION

No items

5. CONTINUED ITEMS

No items

6. ADMINISTRATIVE PROCEEDINGS

No items

7. ORDINANCES

(Public comment is permitted on ordinances for introduction and first reading. No public discussion is permitted on ordinances for second reading and adoption.)

7.A. Second Reading and Adoption of an Ordinance Amending Santa Monica Municipal Code Chapter 4.62 Requiring a Minimum Wage for Employees, Chapter 4.63 Requiring a Living Wage for Hotel Workers, and Chapter 4.65 Requiring a Living Wage for Certain City Contractors

Recommended Action

Staff recommends that City Council adopt the attached Ordinance.

7.B. Introduction and First Reading of an Ordinance Reaffirming the Decision to Amend the Official Districting Map for 1419 19th Street

Recommended Action

Staff recommends that the City Council introduce for first reading an Ordinance to reaffirm the Council's February 23, 2016 decision to amend the Official Districting Map for 1419 19th Street, changing the zoning from Low Density Residential (R2) to General Commercial (GC).

7.C. Introduction and First Reading of an Ordinance to Amend the Zoning Ordinance (Divisions 1-5 of SMMC Article 9) and Land Use and Zoning Related Provisions (Division 6 of SMMC Article 9) Making Minor Clerical Changes, Corrections, and Clarifications

Recommended Action

Staff recommends that the City Council introduce for first reading the attached ordinance amending the City's Zoning Ordinance and Land Use and Zoning Related Provisions making minor clerical changes, corrections, and clarifications. These amendments fall into the following general categories: spelling, grammar, and punctuation; section references; formatting and organization; clarification; continuity from prior zoning ordinance; internal consistency with existing ordinance; and Council direction.

- 7.D. Introduction and first reading of an Ordinance adopting Development Agreement 13DEV-008 and General Plan Text Amendment 15ENT-0232 to allow a new 7-story (84 feet), 301,830 square foot mixed-use development project consisting of 35,428 square feet of ground floor commercial area, 24,217 square feet of subterranean commercial area, 249 residential units, and 524 parking spaces within a four-level subterranean parking garage. Additionally, a Zoning Map Amendment 15ENT-0307 is proposed to change the zoning district from M-1 (Industrial Conservation) to MUB (Mixed Use Boulevard) for the rear portion of the property located at 1626 Lincoln Boulevard for the development of a 100% Affordable Housing Development in connection with the 500 Broadway project (off-site affordable housing).**

Recommended Action

Staff recommends the City Council:

1. Adopt a Resolution certifying the Final Environmental Impact Report prepared for the project in accordance with CEQA;
2. Adopt a Resolution adopting a Statement of Overriding Considerations and Mitigation Monitoring Program for the project;
3. Adopt a Resolution approving General Plan Text Amendment 15ENT-0232 for the 500 Broadway project;
4. Introduce for first reading an ordinance approving Zoning Map Amendment 15ENT-0307 for a 100% affordable housing project located at 1626 Lincoln Boulevard which is the off-site affordable housing for the 500 Broadway project; and,
5. Introduce for first reading an ordinance adopting the proposed Development Agreement.

8. STAFF ADMINISTRATIVE ITEMS

- 8.A. Office Space Lease at 2772 and 2800 Donald Douglass Loop North, and Second Modification to Professional Services Agreement No.10248 (CCS) for Commercial Real Estate Leasing Services for the Santa Monica Airport**

Recommended Action

Staff recommends that the Council

1. Authorize the City Manager to negotiate and execute a Lease with Snapchat, Inc. (Snapchat) for office space located at 2772 and 2800 Donald Douglas Loop North, and 8 hangars, reflecting the general terms and conditions below.
2. Authorize the City Manager to negotiate and execute a second modification to professional services agreement No.10248 (CCS) in the amount of \$744,844 with Corporate Realty Group (“CRG”), a California-based corporation, to provide additional commercial real estate leasing services for the Santa Monica Airport. This will result in a (3) three-year amended agreement expiring on June 30, 2018 for a total amount not to exceed \$1,104,834 with future year funding contingent on Council budget approval.
3. Authorize budget changes as outlined in the Financial Impacts & Budget Actions section of this report.

9. PUBLIC HEARINGS

9.A. Public Hearing and Approval of the Proposed FY 2016-17 One-Year Action Plan Allocating Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Act Program (HOME) Entitlement Grant Funds

Recommended Action

Staff recommends that the City Council:

1. Hold a public hearing, receive public comment, and approve the Proposed FY2016-17 One-Year CDBG and HOME Action Plan (Attachment A).
2. Authorize the City Manager to submit all documents required to receive the City's annual Community Development Block Grant (CDBG) and Home Investment Partnerships Act (HOME) entitlement grant funds to the U.S. Department of Housing and Urban Development (HUD).

10. REPORTS OF BOARDS AND COMMISSIONS

No items

11. RESOLUTIONS

11.A. Adoption of a Resolution Setting Public Parking Rates

Recommended Action

Staff recommends that the City Council:

- 1) Adopt the attached resolution establishing new parking rates for the Civic Center parking facilities, restricting permit eligibility to discourage park and ride, and make minor changes to address operational needs, and
- 2) Provide input on the proposed administrative fee increase.

11.B. Guidelines for Implementing Article XXII of the City Charter

Recommended Action

Staff recommends that the City Council adopt the attached resolution establishing guidelines for Implementation of Article XXII of the City Charter, commonly known as the Oaks Initiative.

12. WRITTEN COMMUNICATIONS OTHER THAN REPORTS OF COMMISSION AND OFFICERS

No items

13. COUNCILMEMBER DISCUSSION ITEMS

- 13.A. Request of Mayor Pro Tem Winterer and Councilmembers Himmelrich and McKeown that the Council direct staff to explore expanding affordable housing policies to include a local rent-subsidy program to assist low-income Santa Monica residents who currently live in rent-controlled apartments and are severely rent burdened.**
- 13.B. Request of Mayor Vazquez and Councilmember Himmelrich that staff return with proposals for regulation of vacant buildings in Santa Monica, including proposals for registering vacant building, regulating the maintenance of vacant building, and requiring that the owner of building with a valid permit for rehabilitation, repair, or construction of a building complete the rehabilitation, repair, or construction within eighteen months or a specified time certain from the date the permit was issued. Attached is the San Francisco Building Code amendment as an example of desirable amendments and additions.**
- 13.C. Request of Mayor Vazquez, Mayor Pro Tempore Winterer and Councilmember McKeown to allocate \$10,000 of Council discretionary funds to Beautify Earth, a 501(c)3 non-profit, to cover two-thirds of the cost of five murals on Pico Boulevard, with the remaining funding to be provided by the Pico Improvement Organization.**
- 13.D. Request of Councilmember McKeown that Council direct staff to prepare a resolution or other policy document clarifying the circumstances under which members of City bodies may participate by teleconference.**

14. PUBLIC INPUT

(Public comment is permitted only on items not on the agenda that are within the subject matter jurisdiction of the City. State law prohibits the City Council from taking any action on items not listed on the agenda, including issues raised under this agenda item.)

14.A. Written comments

ADJOURNMENT

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available at the City Clerk's Counter located at City Hall, 1685 Main Street, Santa Monica during normal business hours. Documents are also available at www.smgov.net/council/agendas.

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