



City of Santa Monica

City Council Meeting

AGENDA

TED WINTERER
MAYOR

SUE HIMMELRICH
COUNCILMEMBER

GLEAM DAVIS
MAYOR PRO TEM

TONY VAZQUEZ
COUNCILMEMBER

TERRY O'DAY
COUNCILMEMBER

KEVIN MCKEOWN
COUNCILMEMBER

PAM O'CONNOR
COUNCILMEMBER

RICK COLE
CITY MANAGER

LANE DILG
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

Meetings are broadcast live on CityTV cable channel 16, Radio Station KCRW FM 89.9 (after 8:00 PM for regular meetings), and on the internet at www.smgov.net and www.kcrw.org. Cable television re-broadcasts air on Thursday and Saturday at 11:30 AM. The agenda will air on CityTV on Saturday and Sunday at 11:00 AM and 6:00 PM, and on Monday and Tuesday at 12:30 PM and 6:00 PM.

RULES OF ORDER FOR THE CONDUCT OF CITY COUNCIL MEETINGS

(Resolution No.11106 (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 City 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.
2. Special Agenda Items (City Manager's Report Commendations, Presentations, etc.).
3. Consent Calendar (All items considered in one motion unless removed by a City Councilmember for discussion. Public comment shall be heard prior to City Council discussion).
4. Study Session.
5. Continued Items.
6. Administrative Proceedings.
7. Ordinances:
 - 1st Reading
 - 2nd Reading
8. Staff Administrative Item.
9. Public Hearings.
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)

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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. **Any electronic presentation materials intended to be presented at a City Council meeting must be emailed to the City Clerk at clerk@smgov.net no later than 12 PM on the day of a City Council meeting.**

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 or against the wall; 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 mailing them to: City Clerk, 1685 Main Street, Santa Monica, CA 90401 or to councilmtgitems@smgov.net. Written comments received from the public by 12 PM on the day of the City Council meeting will be distributed to the City Council prior to the meeting and **posted online**.

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AGENDAS

CITY OF SANTA MONICA

REGULAR AND SPECIAL JOINT MEETING

CITY HALL COUNCIL CHAMBERS

1685 MAIN STREET, ROOM 213

TUESDAY JUNE 12, 2018

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): Leevan & Wilshire -26 LLC. V. City of Santa Monica, Los Angeles Superior Court, Case No. SS026729**
- 1.B. Conference with Legal Counsel – Existing Litigation – Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): Homeaway.com, Inc., and Airbnb, Inc. v. City of Santa Monica, United States District Court, Central District of California, Case Nos. 2:16-cv-6641-ODW-AFM, 2:16-cv-6645-ODW-AFM**
- 1.C. Conference with Legal Counsel – Existing Litigation – Litigation has been initiated formally pursuant to Government Code Section 54956.9(d)(1): Pico Neighborhood Association and Maria Loya v. City of Santa Monica, Los Angeles Superior Court, Case No. BC 616804**
- 1.D. Conference with Labor Negotiator - Donna C. Peter, Director of Human Resources Bargaining Unit: Coalition of Santa Monica City Employees (CSMCE) and Public Attorney's Legal Support Staff Union (PALSSU)**
- 1.E. Conference with Legal Counsel – Existing Litigation – Litigation has been initiated formally pursuant to Government Code Section 54656.9(d)(1): Gonzalez v. City of Santa Monica, Los Angeles Superior Court, Case No. 673 289**

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 Designating June 2018 as Pride Month

3. CONSENT CALENDAR

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

3.A. Award Contract to C.S. Legacy Construction for the Clover Park Restroom Replacement Project

Recommended Action

Staff recommends that the City Council:

1. Award Bid #SP2388 to C.S. Legacy Construction, Inc., a California-based company, to provide construction services for the Clover Park Restroom Replacement Project;
2. Authorize the City Manager to negotiate and execute a contract with C.S. Legacy Construction, Inc., in an amount not to exceed \$2,312,010 (including a \$210,183 contingency); and
3. Authorize the Director of Public Works to issue any necessary change orders to complete additional work within contract authority.

3.B. Award Agreement to Aeroplex Group Partners for Commercial Real Estate Property Management Services at the Santa Monica Airport

Recommended Action

Staff recommends that the City Council:

1. Award RFP# 163 to Aeroplex Group Partners, a California-based company, to provide commercial real estate property management and related consultant services for the Santa Monica Airport;
2. Authorize the City Manager to negotiate and execute an agreement with Aeroplex Group Partners in an amount not to exceed \$723,692 (including a 10% contingency) over a two-year period with three one-year renewal options in the amount of \$408,000 in year one, \$405,000 in year two and \$458,000 in year three for a contract total amount not to exceed \$1,994,692 over a five-year period, with future year funding contingent on Council approval.

3.C. Award Bid to Provide Transit On-Board Surveillance System Service and Repair

Recommended Action

Staff recommends that the City Council:

1. Award Bid #4317 to Wincal Technology Corporation, a California-based company, for transit onboard surveillance system service and repair;
2. Authorize the City Manager to negotiate and execute an agreement with Wincal Technology Corporation, in an amount not to exceed \$117,711 including a \$10,701 contingency, for one year, with three-additional contract years, with a 6% increase in the second contract year and a 5% increase in

the third and fourth contract years, for a total amount not to exceed \$511,060 over a four-year period, with future year funding contingent on Council budget approval.

3.D. Purchase of Sodium Fluoride for Water Treatment

Recommended Action

Staff recommends that the City Council authorize the Purchasing Services Manager to issue a purchase order with Westco Chemicals, a California-based company, for sodium fluoride. This recommended award is made as an exception to the competitive bidding process pursuant to Section 2.24.080(d) and is for a total amount not to exceed \$250,000 with future year funding contingent on Council budget approval.

3.E. Award Agreement to Elite Floorcovering for Citywide Flooring Services

Recommended Action

Staff recommends that the City Council:

1. Award Bid #4315 to Elite Floorcovering, a California-based company, for flooring contractor services;
2. Authorize the City Manager to negotiate and execute an agreement with Elite Floorcovering, in an amount not to exceed \$395,000 for two years, with one additional three-year renewal option in the amount of \$592,500, for a total amount not to exceed \$987,500 over a five-year period, with future year funding contingent on Council budget approval.

3.F. Contract Award and Modification for Water Well and Pump Maintenance

Recommended Action

Staff recommends that the City Council:

1. Award Bid #4332 to General Pump Company, a California-based company, for water well and booster pump maintenance and repair services;
2. Authorize the City Manager to negotiate and execute a contract with General Pump Company, in an amount not to exceed \$2,180,000 over a five-year period, including 2.5% annual price increases, with future year funding contingent on Council budget approval.
3. Authorize the City Manager to negotiate and execute a first modification to agreement #10084 with General Pump Company, in an amount not to exceed \$155,000 for emergency repair of water well Charnock-13 and additional well and booster pump services through June 30, 2018. This will result in an amended agreement with a new total amount not to exceed \$683,000.

3.G. Award Bid #4352 for Citywide Copy Paper

Recommended Action

Staff recommends that the City Council:

1. Award Bid #4352 to Staples, a Massachusetts-based company, for the purchase and delivery of 8½ x 11 office copy paper; and
2. Authorize the Purchasing Services Manager to issue annual purchase orders with Staples, for the purchase and delivery of 8½ x 11 office copy paper for a

total amount not to exceed \$336,000 over a five-year period including a 10% contingency, with future year funding contingent on Council budget approval.

3.H. Award of Contracts for State and Federal Lobbying Services

Recommended Action

Staff recommends that the City Council authorize the City Manager to:

1. Award RFP# 166 to Shaw/Yoder/Antwih, a California-based company for state representative and legislative advocacy services;
2. Authorize the City Manager to negotiate and execute an agreement with Shaw/Yoder/Antwih, in an amount not to exceed \$46,716 for one year, with four additional one-year renewal options in the amount of \$201,305, on the same terms and conditions for a total amount not to exceed \$248,021 over a five-year period, with future year funding contingent on Council budget approval.
3. Award RFP# 165 to The Ferguson Group, a Washington, D.C.-based company for federal representative and legislative advocacy services;
4. Authorize the City Manager to negotiate and execute an agreement with The Ferguson Group, in an amount not to exceed \$45,000 for one year, with four additional one-year renewal options in the amount of \$180,000, on the same terms and conditions for a total amount not to exceed \$225,000 over a five-year period, with future year funding contingent on Council budget approval.

3.I. Fiscal Agent Services for Pico Improvement Organization

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute an agreement with the Pico Improvement Organization, Inc., for fiscal management of the Pico Boulevard business improvement district assessment funds for five years with five additional one-year renewal options.

3.J. Second Modification to Agreement #9650 with InterMed Cost Containment Services for Workers' Compensation Medical Bill Review Services

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a second modification to agreement #9650 in the amount of \$100,000 with InterMed Cost Containment Services, a California-based company, for workers' compensation medical bill review services. This will result in a ten-year amended agreement with a new total amount not to exceed \$850,000, with future year funding contingent on Council budget approval.

3.K. Modification of Contract to Change ConserveTrack Vendor Name to RightThere LLC for continued Software Maintenance and Support for City Water Conservation Programs

Recommended Action

Staff recommends that the City Council authorize the City Manager to execute a seventh modification to agreement #9880 (CCS) to consent to the title transfer from the vendor name ConserveTrack LLC to RightThere LLC, for continued software

maintenance and support for City water conservation programs. Effective from the execution date, RightThere LLC shall assume all of the rights and obligations under agreement #9880 (CCS).

3.L. Reject Bid for the Purchase of 56 New CNG-Powered Ford F-250 Pickup Trucks

Recommended Action

Staff recommends that the City Council:

1. Reject the only bid for Bid #4303 for the purchase of new compressed natural gas (CNG)-powered Ford F-250 pickup trucks as required by Fleet Management; and
2. Direct staff to reissue a bid to obtain the best bidder for the purchase of new CNG-powered Ford F-250 pickup trucks.

3.M. First Modification to Contract with Best Contracting Services for the Airport Roof Acrylic Application Project

Recommended Action

Staff recommends that the City Council authorize the City Manager to negotiate and execute a first modification to agreement #10560 (CCS) in the amount of \$220,000 with Best Contracting Services, Inc., a California-based company, to provide additional roofing repairs to facilities located at the Santa Monica Airport. This will result in a one-year amended agreement with a new total amount not to exceed \$2,180,123, with future year funding contingent on Council budget approval.

3.N. Award Contract for Citywide Website Design and Development

Recommended Action

Staff recommends that the City Council:

1. Award RFP #128 to Edenspiekermann L.A. Corp., a Delaware-based corporation, for design and development of a new website,
2. Authorize the City Manager to negotiate and execute an agreement with Edenspiekermann L.A. Corp., in an amount not to exceed \$1,000,000 including a 10% contingency, for a two-year term and possible one-year extension with the future year contingent on Council budget approval, and
3. Authorize budget changes as outlined in the Financial Impacts & Budget Actions section of this report.

3.O. Resolution Approving Final Parcel Map No. 73871 for a Three-Unit Condominium Project at 2219 Virginia Avenue.

Recommended Action

Staff recommends that the City Council adopt a resolution approving Final Parcel Map No. 73871 at 2219 Virginia Avenue.

3.P. City Council - Regular Meeting - Mar 27, 2018 5:30 PM

3.Q. City Council - Regular Meeting - Apr 10, 2018 5:30 PM

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 Ordinance Adopting Changes, Corrections, and Clarifications to the City's Zoning Ordinance, Chapters 9.01 Through Chapter 9.52 of Article 9 of the Santa Monica Municipal Code

Recommended Action

Staff recommends that City Council adopt the attached Ordinance.

7.B. Establish a Pilot Program for Shared Mobility Devices, by 1) introducing for First Reading an Ordinance setting forth the Pilot Program, defining the terms and conditions of the Pilot and repealing previously adopted emergency regulations, 2) adopting a Resolution setting fees and charges for the Pilot Program, and 3) adopting an Emergency Ordinance limiting the renewal period for Vendor Permits for Shared Mobility Devices for FY18-19.

Recommended Action

Staff recommends that the City Council:

- 1) Introduce for First Reading the attached proposed Ordinance establishing the Shared Mobility Pilot Program, defining the terms and conditions of the Pilot, and repealing previously adopted emergency regulations;
- 2) Adopt a Resolution establishing fees and charges in support of the Pilot program; and,
- 3) Adopt an emergency ordinance limiting the renewal period for Vendor Permits for Shared Mobility Devices for FY18-19.

7.C. Introduce for First Reading an Ordinance Amending the City's Election Code, Adopt Resolutions related to the General Municipal Election to be held on November 6, 2018, and, approve and Agreement for Election Services & Supplies

Recommended Action

Staff recommends that the City Council:

1. Adopt two resolutions to: a) call for a General Municipal Election to be held on November 6, 2018; and b) request that the Municipal Election be consolidated with the Los Angeles (LA) County Statewide General Election and request

- services from the LA County Registrar-Recorder for the General Municipal Election;
2. Authorize the City Manager to negotiate and execute a contract agreement with Martin & Chapman Company, a California based company, for election services and supplies required to conduct the General Municipal Election in an amount not to exceed \$184,000. This recommended award is made as an exception to the competitive bidding process pursuant to Section 2.24.080 (d) and is for a total amount not to exceed \$184,000 with future year funding contingent on Council budget approval; and,
 3. Introduce for first reading an ordinance amending sections 11.04.040 (Definitions) and 11.04.050 (Limitations on contributions from persons) of the Santa Monica Municipal Code (SMMC).

8. STAFF ADMINISTRATIVE ITEMS

8.A. Preliminary review and discussion of the updated design concept for a new mixed-use development project consisting of commercial, hotel, museum, and residential uses, including the retention and rehabilitation of two City-designated Landmark buildings at the property located at 101 Santa Monica Boulevard (Development Agreement Application 13DEV-004)

Recommended Action

It is recommended that the Council:

1. Review the Applicant's revised design concept for a new mixed-use hotel, cultural, retail, and residential development (in conformance with height and density limits for this site in the adopted Downtown Community Plan) and provide direction regarding desired design parameters for the site and potential priority community benefits to be negotiated;
2. Authorize staff to initiate negotiations with the Applicant for the Ocean Avenue Project and Development Agreement.

9. PUBLIC HEARINGS

. SPECIAL JOINT MEETING OF THE CITY COUNCIL, HOUSING AUTHORITY, PARKING AUTHORITY, AND REDEVELOPMENT SUCCESSOR AGENCY

. ROLL CALL

9.A. Approval of Minutes for the Housing Authority, Parking Authority, and Redevelopment Successor Agency Meetings

Recommended Action

Staff recommends that the City Council approve the minutes for the following meetings:

1. **Housing Authority** – February 13, 2018
2. **Parking Authority** – June 27, 2017, February 13, 2018
3. **Redevelopment Successor Agency** – January 9, 2018, February 27, 2018

9.B. Adoption of the Second Year of the Fiscal Year (FY) 2017-19 Biennial Budget, Adoption of the First Year and Approval of the Second Year of the FY 2018-20 Biennial Capital Improvement Program Budget

Recommended Action

Staff recommends that the City Council, Housing Authority and Parking Authority:

1. Adopt a Resolution of the City Council of the City of Santa Monica adopting the second year of the Fiscal Year 2017-19 Biennial Budget and adopting the first year and approving the second year of the Fiscal Year 2018-20 Biennial Capital Improvement Program Budget at Attachment A, as amended by Attachment D;
2. Adopt a Resolution of the Housing Authority of the City of Santa Monica adopting the second year of the Fiscal Year 2017-19 Biennial Budget and adopting the first year and approving the second year of the Fiscal Year 2018-20 Biennial Capital Improvement Program Budget at Attachment B, as amended by Attachment D; and
3. Adopt a Resolution of the Parking Authority of the City of Santa Monica adopting the second year of the Fiscal Year 2017-19 Biennial Budget and adopting the first year and approving the second year of the Fiscal Year 2018-20 Biennial Capital Improvement Program Budget at Attachment C, as amended by Attachment D.

Staff also recommends that the City Council:

1. Adopt a Resolution of the City Council of the City of Santa Monica revising the City's master fee schedule to establish and revise certain permit and user fees and charges in the Planning and Community Development, Police, Public Works, Community and Cultural Services, Finance, and Records and Election Services Departments (Attachment E);
2. Adopt a Resolution of the City Council of the City of Santa Monica setting forth the administrative citation schedule of fines for certain violations of the Santa Monica Municipal Code, setting civil penalties for parking violations and for the late payment of penalties, setting fines for Police and Fire Department responses to excessive false alarms, and setting fines for the Santa Monica Library (Attachment F);
3. Adopt a Resolution of the City Council of the City of Santa Monica establishing parking rates and permit fees for all City parking facilities and resources (Attachment G);
4. Adopt a Resolution of the City of Santa Monica establishing new classifications and adopting salary rates for various listed positions (Attachment H) and approve the position and classification changes (Attachment I);
5. Adopt a Resolution of the City of Santa Monica establishing the Gann appropriations limit for FY 2018-19 (Attachment J);
6. Adopt a Resolution incorporating a project funded by SB1: The Road Repair and Accountability Act (Attachment K);
7. Approve revisions to the City's framework for a Sustainable City of Wellbeing (Attachment L);
8. Approve the Proposed FY 2018-19 Human Services Grants Program (HSGP), incorporating the proposed funding levels (Attachment M);

9. Approve the Proposed FY 2018-19 Organizational Support Program (OSP) Grants for Arts and Culture Nonprofits, incorporating the proposed funding levels (Attachment N);
10. Accept Continuum of Care Program Grant funds from the U.S. Department of Housing and Urban Development (HUD) in the amounts of \$496,926 and \$2,890,184 to serve the homeless and disabled populations with housing subsidies; and
11. Authorize the City Manager to negotiate and execute a second modification to Services Agreement #10402 (CCS) in the amount of \$473,698 with Downtown Santa Monica, Inc. to extend ambassador services for Tongva and Palisades Parks through June 30, 2019, increase services at Palisades Park, and provide four additional one-year renewal options totaling \$3,309,133 (includes annual increases of 3% up to 5%). This will result in a six and a half year amended agreement with a new total amount not to exceed \$4,797,831 with future year funding contingent on Council budget approval.

ADJOURN SPECIAL MEETING

10. REPORTS OF BOARDS AND COMMISSIONS

No items

11. RESOLUTIONS

No items

12. WRITTEN COMMUNICATIONS OTHER THAN REPORTS OF COMMISSION AND OFFICERS

No items

13. COUNCILMEMBER DISCUSSION ITEMS

- 13.A. Request of Councilmembers McKeown and Himmelrich that Council authorize staff to explore appropriate local responses to the possible statewide repeal of the Costa-Hawkins Act, and ways in which our community might capture a portion of rent windfalls to support hardship renters and fund affordable housing.**

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.)

ADJOURNMENT

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