



Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
Culver City, CA 90232  
(310) 253-5851



Mayor Albert Vera  
Vice Mayor Yasmine-Imani  
McMorrin  
Member Göran Eriksson  
Member Dan O'Brien  
Member Freddy Puza

## City Council Meeting Agenda

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

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**7:00 PM**

**Monday, December 11, 2023**

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### **MEETING INFORMATION AND ACCOMMODATION:**

Indoor masking is highly recommended, but not required, at City Council, Commission, Board and Committee meetings.

Complete information on how to attend and participate in a City meeting and provide public comment can be found at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

In addition to attending meetings in person, meetings may be viewed 1) live online at [www.culvercity.org/meetings](http://www.culvercity.org/meetings) by clicking on the "In Progress" link, 2) via [YouTube.com/c/CityofCulverCityGov](https://www.youtube.com/c/CityofCulverCityGov), or 3) via the Webex meeting link at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). Complete information on how to attend and participate in a City Council meeting and provide public comment can be found at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

City Council meetings may also be viewed live in Culver City on Channel 35 (Spectrum subscribers), on Channel 37 (Frontier subscribers), and Channel 99 (AT&T U-Verse subscribers). Please check channel guide listings for your provider.

Please note that virtual attendance is a courtesy offering and that technical difficulties shall not require that a meeting be postponed.

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 via email at [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org).

### **PUBLIC COMMENT:**

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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 specific meeting body. 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.

Go to [www.culvercity.org/agendas](http://www.culvercity.org/agendas) for complete information on how to provide written and oral comments.

**WRITTEN COMMENTS:** Please provide comments via eComment at [www.culvercity.org/meetings](http://www.culvercity.org/meetings). Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Or email comments to [public.comment@culvercity.org](mailto:public.comment@culvercity.org). Those comments received 4 hours in advance of the start time will be provided to the body members and become part of the official record through a motion to receive and file correspondence. Please be advised, written comments **WILL NOT** be read aloud during the meeting.

**ORAL COMMENTS:** Speakers must register to speak online at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. Speakers will be called in chronological order, based on when they registered. At the start of each agenda item, staff will read aloud the names of those who have requested to speak on an agenda item. Requests to speak must be received before the start of the public comment period for that agenda item or will not be considered. A QR code will be available for those wishing to sign up once they arrive to the meeting. Requests to speak will no longer be accepted through Webex chat, only by completing the online form. Those without internet should contact 310.253.5851 for help signing up to speak in advance or by speaking to staff upon arrival to the meeting room.

#### **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

**City Council Meeting Agenda**  
Closed Session - 5:30 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,  
Culver City Parking Authority,  
Redevelopment Financing Authority,  
and Culver City Housing Authority  
Board**

**December 11, 2023**

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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:**

The Agenda, staff reports and attachments are available online at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). 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 contacting the City Clerk's Office at City Hall via phone at (310) 253-5851 or email at [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org).

**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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**CALL TO ORDER & ROLL CALL**

**CLOSED SESSION - 5:30 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 matter(s):

- CS-1.    [24-392](#)    CC - PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
TITLE: CITY ATTORNEY  
PURSUANT TO GOVERNMENT CODE SECTION 54957**
- CS-2.    [24-528](#)    CC - CONFERENCE WITH LEGAL COUNSEL – EXISTING  
LITIGATION  
RE:    FRIENDS AND FAMILIES FOR MOVE CULVER CITY  
V. CITY OF CULVER CITY, ET AL.  
CASE NO. 23STCP03833  
PURSUANT TO GOVERNMENT CODE SECTION  
54956.9(D)(1)**
- CS-3.    [24-533](#)    CC - CONFERENCE WITH LEGAL COUNSEL –  
ANTICIPATED LITIGATION  
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)  
PURSUANT TO GOVERNMENT CODE SECTION  
54956.9(D)(2)**

**Attachments:** [CS-3 2023-09-06 Rand Paster Nelson Letter.pdf](#)

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1.    [24-531](#)    CC - CITY COUNCIL PRESENTATION TO ONYX JONES,  
ASSISTANT CITY MANAGER, IN COMMEMORATION OF  
HER RETIREMENT FROM THE CITY OF CULVER CITY.**
- R-2.    [24-532](#)    CC - PRESENTATION OF A COMMENDATION IN HONOR  
OF THE 10TH ANNIVERSARY OF THE CITY'S FINANCE  
ADVISORY COMMITTEE.**

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**REGULAR SESSION - 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**REPORT ON ACTION TAKEN IN CLOSED SESSION**

**COMMUNITY ANNOUNCEMENTS BY MEMBERS/UPDATES FROM  
COMMISSION, BOARDS AND/OR COMMITTEES/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.

- I-1.     [24-530](#)     **CC – UPDATE ON HOMELESSNESS EMERGENCY INCLUDING PROJECT HOMEKEY, SAFE CAMPING, AND OTHER HOUSING PROGRAMS (THIS UPDATE IS MADE PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE SECTION 8630(C) REQUIRING A PERIODIC REVIEW OF THE LOCAL EMERGENCY).**

**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 be submitted to 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 comment may be up to three minutes in length.

**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 sent to

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public.comment@culvercity.org) on subjects not appearing on the agenda that were received by the City Clerk's Office. Comments received in writing up to four hours before the meeting's regular session start time on the meeting date will be distributed to the City Council Members 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: 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 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.     [24-455](#)     CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR NOVEMBER 4 - DECEMBER 1, 2023.

**Attachments:** [Final Cash Disbursements for City Council - 231211.pdf](#)

- C-2.     [24-529](#)     CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON NOVEMBER 13, 2023 AND THE SPECIAL CITY COUNCIL MEETING ON NOVEMBER 28, 2023.

**Attachments:** [23-11-13 CCCC Draft Minutes.pdf](#)  
[23-11-28 CCCC Draft Minutes](#)

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- C-3.     [24-440](#)     CC - CONSENT ITEM: (1) AUTHORIZATION TO AWARD \$244,960 TO 30 ORGANIZATIONS FOR THE 2024 PERFORMING ARTS GRANT PROGRAM, AND DESIGNATION OF RELATED PERFORMANCES AS CITY-SPONSORED, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION; AND (2) APPROVAL OF RELATED GRANT CONTRACTS.

**Attachments:**   [23-12-11 ATT No. 1 2024 Performing Arts Grant Program Guidelines and Notice of Funding Availability.pdf](#)  
                          [23-12-11 ATT No. 2 Overview of 2024 Performing Arts Grant Program Applications and Scores.pdf](#)  
                          [23-12-11 ATT No. 3 Cultural Affairs Commission Staff Report.pdf](#)

- C-4.     [24-464](#)     CC - CONSENT ITEM: (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH NELSON\NYGAARD ENGINEERING, INC. FOR PLANNING, DESIGN, PUBLIC OUTREACH, AND DATA ANALYSIS SERVICES IN SUPPORT OF THE DOWNTOWN, SEPULVEDA, AND JEFFERSON CORRIDORS OF THE MOVE CULVER CITY PROJECT IN AN AMOUNT NOT-TO-EXCEED \$1,285,032.07; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 20% NOT-TO-EXCEED \$257,006.41.

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- C-5.     [24-488](#)     CC - CONSENT ITEM: AUTHORIZATION OF THE CONTINUED EXPENDITURE WITH TYLER TECHNOLOGIES FOR THE ANNUAL MAINTENANCE AND SUPPORT FEES FOR THE CITY'S EXISTING ENTERPRISE RESOURCE PLANNING PROGRAM AND ASSOCIATED MODULES IN AN AMOUNT NOT TO EXCEED \$420,000 IN FISCAL YEAR 2023-2024 AND SUBSEQUENT YEARS UNTIL THE MAINTENANCE AGREEMENT IS TERMINATED OR SUBSTANTIALLY CHANGED BY EITHER PARTY.
- C-6.     [24-493](#)     CC - CONSENT ITEM: (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH OLIN FOR PREPARATION OF A PARKS MASTER PLAN IN AN AMOUNT NOT-TO-EXCEED \$726,187; AND (2) AUTHORIZATION TO THE CITY MANAGER OR DESIGNEE TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN A CONTINGENCY AMOUNT OF UP TO AN ADDITIONAL \$23,813 FOR UNEXPECTED COSTS, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$750,000.
- C-7.     [24-494](#)     CC- CONSENT ITEM: APPROVAL OF ONE-MONTH RENT FORGIVENESS FOR THE BROTHERS SUSHI LOCATED AT 9240 CULVER BOULEVARD.
- C-8.     [24-495](#)     CC - CONSENT ITEM: (1) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT APPROPRIATING THE FISCAL YEAR 2023-2024 BUDGET FOR THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS (WSCCOG).

**Attachments:** [2023-12-11\\_ATT\\_WSCCOG Budget FY 23-24 \(Final\)](#)

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- C-9.     [24-499](#)     CC - CONSENT ITEM: (1) WAIVER OF MINOR IRREGULARITY IN BID AND AWARD OF CONSTRUCTION CONTRACT TO CONCEPT CONSULTANT INC AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$167,355.40 FOR THE BLAIR HILLS PARK BASKETBALL COURT REPLACEMENT PROJECT, PZ-640; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$25,103.31 TO COVER CONTINGENCY COSTS (15%).
- C-10.    [24-500](#)     CC - CONSENT ITEM: (1) APPROVAL OF AN AMENDMENT TO THE EXISTING AGREEMENT WITH SOUTHLAND INDUSTRIES FOR BUILDING AUTOMATION SOFTWARE UPGRADE FOR THE TRANSPORTATION FACILITY IN AN AMOUNT NOT-TO-EXCEED \$30,000; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE ADDITIONAL AMENDMENT(S) TO THE AGREEMENT FOR CONTINGENCY COSTS NOT-TO-EXCEED \$10,000.
- C-11.    [24-501](#)     CC- CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH KOA CORPORATION, IN AN AMOUNT NOT-TO-EXCEED \$24,076 FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES ON CITY OWNED PROPERTY AT 3900 SEPULVEDA BOULEVARD.
- C-12.    [24-502](#)     CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF ONE NEW VEHICLE FOR THE TRANSPORTATION DEPARTMENT IN AN AMOUNT NOT-TO-EXCEED \$76,705.58.

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- C-13. [24-513](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY ATTORNEY EFFECTIVE DECEMBER 4, 2023.

**Attachments:** [2023 12 11 ATT 1 EXEC MGMT RESOLUTION.pdf](#)

- C-14. [24-515](#) CC - CONSENT ITEM: APPROVAL OF ON-CALL PROFESSIONAL SERVICES AGREEMENTS WITH THE FOLLOWING FIVE FIRMS TO PROVIDE SUBDIVISION MAP ACT AND TRACT AND PARCEL MAP REVIEW SERVICES FOR THE PERIOD JANUARY 1, 2024, TO JUNE 30, 2028, FOR AN AGGREGATE AMOUNT NOT-TO-EXCEED \$125,000 (\$25,000 FOR THE REMAINDER OF FISCAL YEAR 2023/2024 AND \$25,000 ANNUALLY FOR FISCAL YEARS 2024/2025, 2025/2026, 2026/2027 AND 2027/2028): SIKAND ENGINEERING ASSOCIATES, LADAYU CONSULTING GROUP, RKA CONSULTING GROUP, NV5, INC., AND PSOMAS.
- C-15. [24-517](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO EXISTING AGREEMENT WITH SCHINDLER ELEVATOR CORPORATION FOR ELEVATOR REPAIR SERVICES IN AN AMOUNT NOT-TO-EXCEED \$20,000 (\$17,526 BASE PLUS \$2,474 CONTINGENCY).

## **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. [24-489](#) CC - PUBLIC HEARING: (1) ADOPTION OF AN ORDINANCE CONFIRMING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S (DCCBID) 2024 ANNUAL REPORT AND LEVY OF ASSESSMENTS; AND (2) APPOINTMENT OF MEMBERS TO THE DCCBID'S 2024 ADVISORY BOARD FOR CALENDAR YEAR 2024.

**Attachments:** [ATT2 12.11.2023.CCBID Work Plan, Budget and Assessments 2024.pdf](#)  
[ATT1 12.11.2023.Ordinance.pdf](#)

#### ACTION ITEMS

A-1. [24-505](#) CC - ACTION ITEM: (1) CONSIDERATION OF A RECOMMENDATION FROM THE CULTURAL AFFAIRS COMMISSION REGARDING A TEMPORARY ART PROJECT BY ARTIST LAUREATE KATY KRANTZ FOR THE FORMER GUN STORE BUILDING AT 11029 WASHINGTON BLVD.; AND, (2) IF DESIRED, APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH KATY KRANTZ IN AN AMOUNT NOT-TO-EXCEED \$14,000.

**Attachments:** [23-12-11 ATT Mural Proposal Dated 11/13/23](#)

A-2. [24-492](#) CC - ACTION ITEM: (1) RECEIPT AND DISCUSSION OF A PRELIMINARY REPORT FROM JOHNSON FAVARO REGARDING THE FUTURE OF VETERANS MEMORIAL PARK AND BILL BOTTS FIELDS AT CULVER CITY PARK; AND (2): IF DESIRED, DIRECTION TO THE CITY MANAGER REGARDING THE PRELIMINARY REPORT, INCLUDING NEXT STEPS, OPTIONS, AND ADDITIONAL SURVEYS, STUDIES AND/OR REPORTS THAT MAY BE NEEDED AS A RESULT OF THE FEASIBILITY STUDY.

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- A-3.     [24-460](#)     CC - ACTION ITEM: (1) DISCUSSION AND, IF DESIRED, ADOPTION OF A STATEMENT OF LAND ACKNOWLEDGEMENT; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-4.     [24-451](#)     CC:FA:HA:PA:SA - ACTION ITEM: (1) ELECTION OF MAYOR AND VICE MAYOR FOR A 12-MONTH TERM; AND (2) CONFIRMATION BY THE BOARDS OF THE FINANCING AUTHORITY/HOUSING AUTHORITY/PARKING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY THAT THE MAYOR AND VICE MAYOR OF THE CITY SHALL SERVE AS CHAIR AND VICE CHAIR OF THESE BODIES, RESPECTIVELY, FOR A 12-MONTH TERM.

**Attachments:** [CC Policy 3404 Mayoral Rotaton 02-24-2020.pdf](#)

**PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)**

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**