



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



Mayor Alex Fisch  
Vice Mayor Daniel Lee  
Member Göran Eriksson  
Member Yasmine-Imani McMorris  
Member Albert Vera

## 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  
Mike Balkman Council Chambers**

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**7:00 PM**

**Monday, September 27, 2021**

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

To combat the spread of the coronavirus respiratory disease (COVID-19), the City proclaimed a local emergency on March 14, 2020 and issued subsequent public orders beginning March 16, 2020. In accordance with such orders, in-person meetings have been discontinued until further notice.

City Council meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers, on Channel 37 by Frontier FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing.

Meetings can also be viewed live online at 1) <http://www.culvercity.org/meetings> and clicking on the "In Progress" meeting, 2) the Culver City youtube channel: [www.CulverCity.org/youtube](http://www.CulverCity.org/youtube) or 3) Via the Webex App, which requires registration at [culvercity.org/agendas](http://culvercity.org/agendas).

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).

\*For complete information on how to attend and participate in a City Council meeting and provide public comment, please visit [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

### **PUBLIC COMMENT:**

For those who wish to speak and provide oral public comment during a meeting, please register to attend the meeting via Webex at [culvercity.org/agendas](http://culvercity.org/agendas) and indicate the agenda item(s) for which you wish to make a comment. This will serve as a virtual speaker card. Speakers will be

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called in chronological order, based on when they registered to attend. A tutorial on Webex Registration is available at Culver City's YouTube page (<https://youtube.com/watch?v=q3NX-9lhSoU>.)

Members of the public may submit written comments in advance on the City's website via eComment. To submit, go to [www.culvercity.org/meetings](http://www.culvercity.org/meetings), locate the appropriate meeting and click on the highlighted eComment link. As a new user you may need to register once. There is a new user tutorial at the City of Culver City's YouTube page (<https://youtu.be/ckjtduK9B9s>). Written comments may also be sent via [public.comment@culvercity.org](mailto:public.comment@culvercity.org), or mail. Written comments, received by 3:00 PM on the day of the City Council meeting, will be compiled and provided to Council Members to ensure sufficient time for Council Member review. These comments will 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 City Council Meeting.

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.

Each speaker may address the City Council for up to three minutes. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council. A speaker, present in the meeting, may forfeit their time to speak to cede one minute of time to one other speaker per agenda item.

**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.

City Council Meeting Agenda  
Closed Session - 5:00pm  
Recognitions - 6:30pm  
Regular Session - 7:00pm

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

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September 27, 2021

**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) 253-58591 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.**

**CALL TO ORDER & ROLL CALL:**

**CLOSED SESSION - 5:00 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. [22-308](#) CC - PUBLIC EMPLOYEE APPOINTMENT  
TITLE: CITY ATTORNEY  
PURSUANT TO GOVERNMENT CODE SECTION § 54957  
(B) (1)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1. [22-331](#) CC - PRESENTATION OF A PROCLAMATION  
DESIGNATING SEPTEMBER 2021, AS "HISPANIC  
HERITAGE MONTH 2021" IN CULVER CITY.**
- R-2. [22-332](#) CC - PRESENTATION OF A PROCLAMATION  
DESIGNATING SEPTEMBER 2021, AS "SUICIDE  
PREVENTION MONTH 2021" IN CULVER CITY.**
- R-3. [22-330](#) CC - PRESENTATION OF A PROCLAMATION  
DESIGNATING OCTOBER 3RD THROUGH 9TH, 2021, AS  
"FIRE PREVENTION WEEK" IN CULVER CITY.**
- R-4. [22-329](#) CC - PRESENTATION OF A PROCLAMATION  
DESIGNATING OCTOBER 6, 2021 AS "CLEAN AIR DAY"  
IN CULVER CITY.**

**REGULAR SESSION - 7:00 PM**

**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

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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 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 [city.clerk@culvercity.org](mailto:city.clerk@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: 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

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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. [22-316](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR SEPTEMBER 4, 2021 TO SEPTEMBER 17, 2021

**Attachments:** [Final Cash Disbursements for City Council - 210927.pdf](#)

- C-2. [22-317](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 13, 2021

**Attachments:** [CCCC 09132021 Minutes for Approval.pdf](#)

- C-3. [22-186](#) CC- ADOPTION OF A RESOLUTION ADDING GOAL 5 - EQUITABLE TO CHAPTER 5 OF THE 2020 BICYCLE AND PEDESTRIAN ACTION PLAN

**Attachments:** [2021-09-27 ATT 1 BPAP Chapter 5.pdf](#)  
[2021-09-27 ATT 2 Resolution Adding Goal 5 to BPAP.pdf](#)

- C-4. [22-254](#) CC - (1) APPROVAL OF THE FINAL PLANS FOR THE TRANSFER STATION PUSH WALL; (2) AWARD OF A CONSTRUCTION CONTRACT TO CONCEPT CONSULTANT, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$294,150, FOR THE CONSTRUCTION OF THE CULVER CITY TRANSFER STATION PUSH WALL PROJECT, P-948; AND (3) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, FOR AN AMOUNT NOT-TO-EXCEED \$29,415 (10% OF CONTRACT AMOUNT) TO ADDRESS UNFORESEEN CONSTRUCTION COSTS.

**Attachments:** [Culver City Transfer Station Pushwall - Construction Plans.pdf](#)

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C-5. [22-272](#) CC - (1) CONSIDERATION OF EXTENDING EMERGENCY TEMPORARY USE PERMITS ISSUED FOR USE OF ROADWAYS AND CITY-INSTALLED BARRIERS TO PROTECT ROADWAY OUTDOOR DINING AREAS FOR BUSINESSES UNAFFECTED BY THE UPCOMING MOVE CULVER CITY CONSTRUCTION, FROM OCTOBER 31, 2021 TO DECEMBER 31, 2021; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

C-6. [22-273](#) ADOPTION OF AN ORDINANCE AMENDING, TITLE 5, PUBLIC WORKS, OF THE CULVER CITY MUNICIPAL CODE (CCMC) TO ADD A NEW CHAPTER 5.08 ENTITLED "MANDATORY ORGANIC WASTE DISPOSAL REDUCTION REGULATIONS."

**Attachments:** [SB 1383 Mandatory Organic Waste Disposal Reduction Regulations Ordinance](#)

C-7. [22-275](#) CC - (1) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH RAIMI + ASSOCIATES, MODIFYING THE SCOPE OF SERVICES FOR THE GENERAL PLAN UPDATE (GPU); AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF RELATED BUDGET AMENDMENT ALLOCATING \$87,154.75 FROM GENERAL FUND RESERVES TO THE PROJECT.

**Attachments:** [2021-09-27 ATT Budget Memo](#)  
[2021-09-27 ATT Amended Agreement](#)

C-8. [22-280](#) CC - ADOPTION OF A RESOLUTION ESTABLISHING PENALTIES AND INTEREST FOR NON-PAYMENT OF THE REQUIRED CANNABIS BUSINESS TAX UNDER CULVER CITY MUNICIPAL CODE CHAPTER 11.32.

**Attachments:** [2021-09-27 ATT Proposed Resolution penalties and interest .pdf](#)

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- C-9. [22-281](#) CC - ADOPTION OF A RESOLUTION (1) INCREASING THE MAXIMUM NUMBER OF DELIVERY-ONLY RETAIL, MANUFACTURING, DISTRIBUTION, AND CULTIVATION COMMERCIAL CANNABIS BUSINESS PERMITS; (2) CHANGING THE TREATMENT OF DISTRIBUTION AND DELIVERY-ONLY RETAIL PERMITS ISSUED TO A MANUFACTURING PERMIT HOLDER; (3) MODIFYING THE PROCEDURES FOR THE APPLICATION AND SELECTION PROCESS FOR COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING, DISTRIBUTION, DELIVERY-ONLY RETAIL, AND TESTING BUSINESSES; AND (4) RESCINDING RESOLUTION NOS. 2018-R015 AND 2018-R058.

**Attachments:** [2021-09-27 ATT Summary of Proposed Increase in Maximum Number of Permits.docx](#)  
[2021-09-27 ATT Proposed Resolution.pdf](#)  
[2021-09-27 ATT Resolution 2018-R015.pdf](#)  
[2021-09-27 ATT Resolution 2018-R058.pdf](#)

- C-10. [22-282](#) CC - (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH CRITICAL RESPONSES IN SUPPORTIVE INTEGRATED SERVICES FOR DEVELOPMENT OF A MOBILE CRISIS INTERVENTION PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$45,000; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE

- C-11. [22-284](#) CC - APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH NV5 FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$122,532 FOR THE CONSTRUCTION OF DIVERSION SEWER PIPES TO ABANDON MESMER AND OVERLAND SEWER PUMP STATIONS (PZ-946)



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- C-12. [22-297](#) CC - (1) 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 STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM; AND (2) 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 FY2021/2022.

**Attachments:** [2021-9-27 TRANS Reso FY22 SB1 SGR Funds.pdf](#)  
[2021-9-27 TRANS Reso - TDA Funds Claim.pdf](#)

- C-13. [22-311](#) CC - APPROVAL OF AN AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENTS WITH WALKER CONSULTANTS TO CONTINUE PROVIDING PARKING CONSULTING SERVICES FOR AN ADDITIONAL THREE-MONTH PERIOD IN AN AMOUNT NOT-TO-EXCEED \$10,000.

- C-14. [22-315](#) CC - (1) ADOPTION OF AN ORDINANCE AMENDING CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE BY ADDING SUBCHAPTER 15.02.500, MANDATORY SEISMIC STRENGTHENING PROVISION FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS (SOFT STORY SEISMIC RETROFIT); AND (2) ADOPTION OF A RESOLUTION OF EXPRESS FINDINGS PERTAINING TO LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

**Attachments:** [2021-09-27 ATT Proposed Ordinance Soft Story Retrofit.pdf](#)  
[2021-09-27 ATT Proposed Resolution of Express Findings.pdf](#)

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C-15. [22-322](#) CC - ADOPTION OF RESOLUTIONS ADOPTING AND APPROVING (1) A TWO-YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY EMPLOYEES ASSOCIATION AND RELATED CLASSIFICATION AND SALARY PLAN; (2) A TWO-YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY MANAGEMENT GROUP AND RELATED CLASSIFICATION AND SALARY PLAN; AND (3) AN AMENDED EXECUTIVE COMPENSATION PLAN AND RELATED CLASSIFICATION AND SALARY PLAN

**Attachments:** [CCEA Reso 092721.pdf](#)  
[CCMG Reso 092721.pdf](#)  
[Exec Reso 092721.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**

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PH-1. [22-314](#) CC - PUBLIC HEARING: (1) ADOPTION OF A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPTION OF CEQA FINDINGS AND A MITIGATION MONITORING PROGRAM (MMP) IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); (2) INTRODUCTION OF AN ORDINANCE AMENDING THE CULVER CITY ZONING MAP ESTABLISHING PLANNED DEVELOPMENT ZONE NO.16, AND APPROVING THE COMPREHENSIVE PLAN; AND (3) APPROVAL OF DENSITY AND OTHER BONUS INCENTIVES, ADMINISTRATIVE USE PERMIT, TENTATIVE PARCEL MAP, AND COMMUNITY BENEFITS INCENTIVE PROGRAM PUBLIC OPEN SPACE BENEFITS, FOR A 5-STORY, 230 UNIT MIXED USE DEVELOPMENT AT 11111 JEFFERSON BOULEVARD

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- Attachments:** [1.2021-09-27 ATT - City Council Resolution for P2021-0025-EIR, with Exhibit A, Findings Required by CEQA and Exhibit B, Mitigation Monitoring Program.pdf](#)  
[2.2021-09-27 ATT - City Council Ordinance for P2021-0025-ZCMA, P2021-0025-CP with Exhibit A – Zone Change Map and Exhibit B – Conditions of Approval and Code Requirements.pdf](#)  
[3.2021-09-27 ATT - City Council Resolution for P2021-0025-DOBI, P2021-0025-TPM, P2021-0025-AUP and Community Benefits Incentive Program public open space benefits, with Exhibit A, Conditions of Approval.pdf](#)  
[4.2021-09-27 ATT - Planning Commission Staff Report dated August 25, 2021.pdf](#)  
[5.2021-09-27 ATT - Planning Commission Resolution No. 2021-P008, for \(P2021-0025-EIR\), with Exhibit A, Findings Required by CEQA and Exhibit B, Mitigation Monitoring Program.pdf](#)  
[6.2021-09-27 ATT - Planning Commission Resolution No. 2021-P009 for \(P2021-0025-ZCMA, P2021-0025-CP, P2021-0025-DOBI, P2021-0025-TPM, P2021-0025-AUP\) with Exhibit A, Conditions of Approval \(revised per Commission\).pdf](#)  
[7.2021-09-27 ATT - Comprehensive Plan.pdf](#)  
[8.2021-09-27 ATT - Draft and Final Environmental Impact Report.pdf](#)  
[9.2021-09-27 ATT - Applicant Letter dated August 17, 2021, Re: Parkland In-Lieu.pdf](#)  
[10.2021-09-27 ATT - Public Correspondence.pdf](#)  
[11.2021-09-27 ATT - Community Meeting Summary Notes.pdf](#)  
[12.2021-09-27 ATT - Preliminary Construction Management Plan.pdf](#)

## **ACTION ITEMS**

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- A-1. [22-310](#) CC - (1) DISCUSSION OF A COVID-19 VACCINATION VERIFICATION REQUIREMENT FOR PATRONS AND STAFF AT CULVER CITY FOOD AND DRINK, HEALTH AND FITNESS, AND PERSONAL CARE BUSINESSES, PUBLIC FACILITIES, AND FOR CITY OFFICIALS; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-2. [22-279](#) CC - ADOPTION OF A RESOLUTION GRANTING AN ALCOHOL USE PERMIT TO THE CULVER CITY ARTS DISTRICT TO CONDUCT A BEER GARDEN DURING THE 2021 ARTWALK AND ROLL EVENT ON OCTOBER 9, 2021.
- Attachments:** [2021-09-27 Resolution Granting Alcohol Use Permit for Beer Garden.pdf](#)
- A-3. [22-198](#) CC - (1) DIRECTION ON PROPOSED MODIFICATIONS TO THE UC PRYTANEUM COLLABORATION TO TEST A COMMUNITY ENGAGEMENT MODEL RELATED TO LAND-USE DECISION-MAKING; AND (2) APPROVAL OF A RELATED COLLABORATIVE RESEARCH AGREEMENT WITH THE UC TEAM.
- Attachments:** [2021-09-27 ATT March 15, 2021 Council Staff Report](#)  
[2021-09-27 ATT January 23, 2021 Opportunity Letter](#)  
[2021-09-27 ATT June 22, 2021 Updated Proposal](#)  
[2021-09-27 ATT June 14, 2021 Council Staff Report](#)
- A-4. [22-283](#) CC - 1) RECEIPT OF AN INFORMATIONAL REPORT REGARDING THE DRAFT HOUSING ELEMENT UPDATE; 2) RECEIPT OF RELATED PLANNING COMMISSION RECOMMENDATIONS AND DIRECTION TO STAFF; AND 3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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**Attachments:** [2021-09-27 ATT 1st Draft HEU](#)  
[2021-09-27 ATT 2nd Draft HEU \(Redline\)](#)  
[2021-09-27 ATT 2nd Draft HEU \(Clean\)](#)  
[2021-09-27 ATT 2nd Draft HEU Public Participation Appendix](#)  
[Attachments](#)  
[2021-09-27 ATT 2nd Draft HEU Public Notification Email](#)  
[2021-09-27 ATT Commission/Committees Input Summary](#)  
[2021-09-27 ATT Public Correspondence to Date](#)  
[2021-09-27 ATT Online Public Comments to Date](#)  
[2021-09-27 ATT Housing Element Guiding Principles](#)  
[2021-09-27 ATT Housing Element Guiding Principles](#)  
[Compliance Summary](#)  
[2021-09-27 ATT Culver Crest -RH Zone ADU Prohibition Map](#)

A-5. [22-248](#) CC - (1) CONSIDERATION OF THE ECONOMIC DEVELOPMENT SUBCOMMITTEE'S RECOMMENDATION TO PURSUE DIGITAL INFORMATIONAL KIOSKS IN THE PUBLIC RIGHT-OF-WAY; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2021-09-27 ATT April 8, 2019 Staf Report.pdf](#)

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**