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Council Chambers  
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Culver City, CA 90232  
(310) 253-5851



Mayor Göran Eriksson  
Vice Mayor Alex Fisch  
Council Member Daniel Lee  
Council Member Meghan Sahli-Wells  
Council Member Thomas Small

## 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**

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**7:00 PM**

**Tuesday, September 29, 2020**

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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 City Hall has been closed to the public and 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: [Youtube.com/CityofCulverCityGov](https://www.youtube.com/CityofCulverCityGov) 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

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make a comment. This will serve as a virtual speaker card. Speakers will be 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.

#### **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 - 5:30 PM  
Recognitions - 6:45 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

September 29, 2020

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**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 - 5:30 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. [21-317](#) CC - CONFERENCE WITH LEGAL COUNSEL -  
ANTICIPATED LITIGATION  
RE: SIGNIFICANT EXPOSURE TO LITIGATION (3  
ITEMS)  
PURSUANT TO GOVERNMENT CODE SECTION  
54956.9(D)(2)**

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**CS-2. [21-334](#) CC - CONFERENCE WITH LABOR NEGOTIATORS**  
**CITY DESIGNATED REPRESENTATIVES: CITY**  
**MANAGER JOHN NACHBAR; ASSISTANT CITY**  
**MANAGER SERENA WRIGHT**  
**EMPLOYEE ORGANIZATION: CULVER CITY**  
**EMPLOYEES ASSOCIATION; CULVER CITY**  
**MANAGEMENT GROUP; CULVER CITY POLICE**  
**OFFICERS ASSOCIATION;**  
**CULVER CITY FIRE FIGHTERS ASSOCIATION; CULVER**  
**CITY POLICE MANAGEMENT GROUP; CULVER CITY**  
**FIRE MANAGEMENT ASSOCIATION; EXECUTIVE**  
**MANAGEMENT EMPLOYEES**  
**PURSUANT TO GOVERNMENT CODE SECTION 54957.6**

**RECOGNITION PRESENTATIONS - 6:45 PM**

**R-1. [21-335](#) CC - A PROCLAMATION IN HONOR OF RAOUL**  
**WALLENBERG DAY ON OCTOBER 5, 2020**

**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 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. [21-326](#) CC - COVID-19 UPDATE**

**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

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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 by 3:00 PM 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 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.     [21-325](#)     CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS  
FOR SEPTEMBER 5, 2020 TO SEPTEMBER 18, 2020**

**Attachments:** [Final Cash Disbursements for City Council - 200929.pdf](#)

**C-2.     [21-327](#)     CC:HA:SA - APPROVAL OF MINUTES FOR THE  
REGULAR CONSOLIDATED CITY COUNCIL MEETING  
ON SEPTEMBER 14, 2020**

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**Attachments:** [CCCC09142020 Minutes for Approval.pdf](#)

C-3. [21-170](#) CC - (1) AWARD OF CONSTRUCTION CONTRACT IN THE AMOUNT OF \$422,657.50 TO CEM CONSTRUCTION CORPORATION, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE CONSTRUCTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SIDEWALK BARRIER REMOVAL & REPAIR PROJECT (CDBG PROJECT NO. 602150-19 & 602154-19) AND CONCRETE CURB AND GUTTER, SIDEWALK, AND CURB RAMPS PROJECT (PROJECT NO. PZ-428); AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$63,398.

C-4. [21-254](#) CC - ADOPT 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 FY20-21

**Attachments:** [20-09-29 TRANS Reso - TDA Funds Claim.pdf](#)

C-5. [21-286](#) CC - AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE METROPOLITAN WATER DISTRICT AND WEST BASIN MUNICIPAL WATER DISTRICT FOR CITY'S PARTICIPATION IN METROPOLITAN WATER DISTRICT'S STORMWATER FOR DIRECT USE PILOT PROGRAM, INCLUDING RECEIPT OF FUNDS IN THE AMOUNT OF \$ 500,000 FOR CONSTRUCTION, MONITORING, AND REPORTING FOR THE CULVER BOULEVARD STORMWATER AND REALIGNMENT PROJECT: AND 2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$ 500,000 TO INCREASE REVENUE FUNDS AVAILABLE AND INCREASE EXPENDITURE FUNDS AVAILABLE FOR PARTICIPATION IN THIS PROGRAM.

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- C-6. [21-292](#) CC - ADOPTION OF A RESOLUTION APPROVING THE FINAL MAP FOR TRACT NUMBER 73978 CONSISTING OF A MERGER AND RESUBDIVISION OF 52 LOTS AND CREATION OF 3 LOTS AND 9 AIR SPACE LOTS FOR THE IVY STATION PROJECT LOCATED AT 8824 NATIONAL BOULEVARD

**Attachments:** [2020-09-29 - Signed Tract Map 73978.pdf](#)  
[2020-09-29 ATT Resolution for Final Tract Map 73978 8824 National.pdf](#)

- C-7. [21-304](#) CC - (1) DISCUSSION REGARDING ADVANCING FUNDS TO THE DOWNTOWN BUSINESS ASSOCIATION AND CULVER CITY ARTS DISTRICT IN CONNECTION WITH THE COVID-19 PANDEMIC; AND (2) PROVIDE DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [DBA Funding Request Revised](#)  
[CCAD Request for Funds](#)

- C-8. [21-318](#) CC - (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SAM SCHWARTZ TO PLAN, DESIGN, AND IMPLEMENT TACTICAL TRANSIT LANE PILOT PROJECTS IN AN AMOUNT NOT-TO-EXCEED \$705,259.60; AND (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AGREEMENT; AND (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 15% NOT-TO-EXCEED \$105,790.00

- C-9. [21-321](#) CC - APPROVAL OF AN AMENDMENT TO THE EXISTING AGREEMENT WITH NATURAL GAS SYSTEMS TO PROVIDE MAINTENANCE SERVICES AT THE CULVER CITY TRANSPORTATION FACILITY'S COMPRESSED NATURAL GAS STATION FOR AN ADDITIONAL THREE-MONTH PERIOD IN AN AMOUNT NOT-TO-EXCEED \$7,500.

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- C-10. [21-322](#) CC - (1) THIRD REVIEW OF THE NEED FOR CONTINUING THE LOCAL EMERGENCY DECLARED ON MARCH 14, 2020 BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC, IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNMENT CODE SECTION 8630; AND (2) DIRECTION TO CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2020-09-29 ATT March 14, 2020 Proclamation of Local Emergency.pdf](#)

- C-11. [21-323](#) CC - AUTHORIZATION OF FREE FARE DAYS FOR CULVER CITYBUS IN ASSOCIATION WITH CLEAN AIR DAY ON WEDNESDAY, OCTOBER 7, 2020

- C-12. [21-324](#) CC - ADOPTION OF A RESOLUTION CONFIRMING THE SEPTEMBER 17, 2020 TWENTY-SIXTH SUPPLEMENT TO PUBLIC ORDER (EXTENSION OF COMMERCIAL TENANT EVICTION MORATORIUM) ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

**Attachments:** [2020-09-29 ATT Resolution September 17 Order Twenty-Sixth Supplement.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.

## **ACTION ITEMS**

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- A-1. [21-316](#) CC - (1) APPOINTMENT OF A MEMBER TO THE LAX AREA ADVISORY COMMITTEE (LAXAAC); (2) DIRECTION TO THE CITY CLERK RELATED TO TWO VACANCIES ON THE DISABILITY ADVISORY COMMITTEE (DAC); AND (3) DISCUSSION AND DIRECTION TO THE CITY CLERK RELATED TO ELIGIBILITY REQUIREMENTS AND FUTURE VACANCIES OF, AND ONE CURRENT VACANCY ON, THE GENERAL PLAN ADVISORY COMMITTEE (GPAC).

**Attachments:** [2020-09-29 ATT - LAX Applications.pdf](#)

- A-2. [21-320](#) CC - PRESENTATION OF THE FISCAL YEAR (FY) 2019/2020 UNAUDITED FINANCIAL REPORT FOR THE GENERAL FUND

**Attachments:** [2020-09-29 ATT - Unaudited Financial Report for FY 2019 2020.docx](#)

- A-3. [21-313](#) CC - (1) ADOPTION OF AN ORDINANCE AMENDING CHAPTER 15.09, RENTAL HOUSING, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 15.09.200, ET SEQ., RENT CONTROL; (2) ADOPTION OF AN ORDINANCE AMENDING CHAPTER 15.09, RENTAL HOUSING, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 15.09.300, ET SEQ., TENANT PROTECTIONS; (3) CONSIDERATION OF CITY'S ROLE, IF ANY, IN ELLIS ACT PROCEDURES FOR REMOVAL OF RENTAL UNITS FROM RENTAL HOUSING USE; AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2020-09-29 ATT 1 Proposed Rent Control Ordinance.pdf](#)  
[2020-09-29 ATT 2 Proposed Tenant Protections Ordinance.pdf](#)  
[2020-09-29 ATT 3 Changes to Tenant Protection Ordinance.pdf](#)  
[2020-09-29 ATT 4 Changes to Rent Control Ordinance.pdf](#)

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

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**September 29, 2020**

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**