



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



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

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**

7:00 PM

Monday, October 24, 2022

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.

In addition to attending meetings in person, meetings may be viewed 1) live online at 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. 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.

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.

PUBLIC COMMENT:

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 for complete information on how to provide written and oral comments.

WRITTEN COMMENTS: Please provide comments via eComment at 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. 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. 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 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

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, and
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October 24, 2022

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. 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.

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 matter(s):

- CS-1. [23-320](#) CC - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION – 1 ITEM PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**
- CS-2. [23-321](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 9505 W. JEFFERSON BOULEVARD (PUBLIC WORKS YARD), 4117 OVERLAND AVENUE (VETERANS PARK), AND 9910 JEFFERSON BOULEVARD (BILL BOTTS FIELD)
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; JESSE MAYS, ASSISTANT CITY MANAGER
OTHER PARTIES' NEGOTIATORS: VERIZON; AT&T
UNDER NEGOTIATION: BOTH PRICE AND TERMS
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-3. [23-343](#) CC - CONFERENCE WITH LABOR NEGOTIATORS
CITY DESIGNATED REPRESENTATIVES: CITY MANAGER JOHN NACHBAR; ASSISTANT CITY MANAGER ONYX JONES
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 - 6:30 PM

- R-1. [23-323](#) CC - PRESENTATION OF A PROCLAMATION IN HONOR OF WOMEN IN BUSINESS WEEK 2022 IN CULVER CITY
- R-2. [23-335](#) CC - PRESENTATION OF A CERTIFICATE OF RECOGNITION TO TORI BAILEY FOR HER MANY CONTRIBUTIONS TO THE ANNUAL CULVER CITY MARTIN LUTHER KING JR. CELEBRATION
- R-3. [23-336](#) CC - PRESENTATION OF A PROCLAMATION IN HONOR OF FILIPINO AMERICAN HISTORY MONTH 2022

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.

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 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. [23-333](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR OCTOBER 1, 2022 TO OCTOBER 14, 2022**

Attachments: [Final Cash Disbursements for City Council - 221024a.pdf](#)

- C-2. [23-334](#) **CC:HA:SA - CONSENT: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING ON OCTOBER 10, 2022**

Attachments: [CCCC 10102022 Minutes for Approval.pdf](#)

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- C-3. [23-193](#) CC: - CONSENT ITEM (1) APPROVAL OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL WORK PROGRAM AND BUDGET; AND (2) ADOPTION OF A RESOLUTION OF INTENTION TO LEVY THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2023 AND SET A PUBLIC HEARING FOR NOVEMBER 14, 2022.

Attachments: [BID Annual Report 2023 \(Work Program and Budget\)](#)
[BID Resolution of Intent](#)

- C-4. [23-259](#) CC - CONSENT ITEM: (1) APPROVAL OF AN AGREEMENT WITH KONICA MINOLTA FOR DIGITALIZATION OF PROPERTY BUILDING RECORDS AND FINAL BUILDING PLANS IN AN AMOUNT NOT-TO-EXCEED \$129,000 PLUS 5% CONTINGENCY; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE FOUR, ONE-YEAR RENEWALS FOR ON-GOING DIGITALIZATION SERVICES NOT-TO-EXCEED \$25,000 PLUS 5% CONTINGENCY ANNUALLY.
- C-5. [23-280](#) CC: CONSENT - (1) WAIVER OF FORMAL COMPETITIVE BIDDING PROCEDURES; AND (2) APPROVAL OF A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH KRISTI CALLAN FOR PROVIDING MEETING TRANSCRIPTION SERVICES FOR CITY COUNCIL AND COMMISSION, BOARD AND COMMITTEE MEETINGS AND PREPARATION OF SUMMARY MINUTES FOR APPROXIMATELY 130 MEETINGS PER YEAR IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$66,400 ANNUALLY, WITH AN OPTION FOR THREE ADDITIONAL ONE-YEAR EXTENSIONS.

C-6. [23-301](#) CC - CONSENT ITEM: 1) ADOPTION OF A RESOLUTION ACCEPTING A \$645,750 GRANT AWARD FROM THE FEDERAL TRANSIT ADMINISTRATION'S ROUTE PLANNING RESTORATION GRANT PROGRAM FOR THE CULVER CITY COMPREHENSIVE MOBILITY SERVICE ANALYSIS, AND 2) FOUR-FIFTHS-VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT TO RECORD THE REVENUE AND APPROPRIATE THE FUNDING FOR THIS PROJECT UPON RECEIPT OF THE FULLY EXECUTED GRANT AGREEMENTS.

Attachments: [2022-10-24 ATT 1 Resolution Accepting FTA RPRG.pdf](#)

C-7. [23-306](#) (CC) - CONSENT ITEM: APPROVAL OF THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE'S WORK PLAN FOR FISCAL YEAR 2022/2023

Attachments: [EHRAC FY 2022-23 Work Plan .pdf](#)

C-8. [23-308](#) CC: CONSENT - (1) ADOPTION OF A RESOLUTION DECLARING PROPERTY OWNED BY THE CITY OF CULVER CITY AT 3725 ROBERTSON BOULEVARD TO BE EXEMPT SURPLUS LAND PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54221(F) (1)(B); AND (2) AUTHORIZE THE CITY MANAGER TO TAKE RELATED ACTIONS.

Attachments: [City Resolution](#)

C-9. [23-309](#) CC: - CONSENT ITEM (1) APPROVAL OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ANNUAL WORK PLAN AND BUDGET; AND (2) ADOPTION OF A RESOLUTION OF INTENTION TO LEVY THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2023 AND SET A PUBLIC HEARING ON NOVEMBER 14, 2022.

Attachments: [2023 Proposed CCAD Work Plan.pdf](#)
[2023 CCAD Reso of Intent \(PDF\).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

PH-1. [23-267](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING DENSITY AND OTHER BONUS INCENTIVES TO ALLOW CONSTRUCTION OF A 104-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL USES AT 12727 WASHINGTON BOULEVARD (PROJECT).

Attachments: [2022-10-24 ATT-1. CC DOBI Hearing Resolution 12727 Washington Blvd.docx](#)
[2022-10-24 ATT-2. CC DOBI Hearing Vicinity Map 12727 Washington Blvd.pdf](#)
[2022-10-24 ATT-3. CC DOBI Hearing PC Resolution 12727 Washington Blvd.pdf](#)
[2022-10-24 ATT-4 CC DOBI Hearing PC Staff Report 12727 Washington Blvd..pdf](#)
[2022-10-24 ATT-5. CC DOBI Hearing PC Minutes 12727 Washington Blvd.pdf](#)
[2022-10-24 ATT-6. CC DOBI Hearing PC Preliminary Plans 12727 Washington Blvd.pdf](#)

ACTION ITEMS

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- A-1. [23-292](#) CC - ACTION ITEM: 1) CONSIDERATION OF A RECOMMENDATION FROM THE CULTURAL AFFAIRS COMMISSION REGARDING A CONCEPT FOR A PERMANENT ARTWORK BY CHARLES GAINES FOR WASHINGTON AND NATIONAL BLVDS.; 2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$142,000; 3) APPROVE AN AMENDMENT TO THE AGREEMENT WITH DYSON & WOMACK IN THE AMOUNT OF \$235,000; 4) APPROVE AN AGREEMENT WITH CHARLES GAINES STUDIO IN THE AMOUNT OF \$120,000; AND 5) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [22-10-24 ATT No. 1 Historical Report](#)
[22-10-24 ATT No. 2 A Frame for a Tree - Charles Gaines Proposal](#)
[22-10-24 ATT No. 3 July 27, 2022 Ficus Inspection](#)
[22-10-24 ATT No. 4 Letter from D&W re Geotechnical Review](#)
[22-10-24 ATT No. 5 Design Phase 2 Cost Proposal](#)

- A-2. [23-279](#) CC - ACTION ITEM: ADOPTION OF AN ORDINANCE APPROVING A CITY-INITIATED ZONING CODE AMENDMENT, AMENDING TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) AS IT RELATES TO MINIMUM REQUIRED OFF-STREET PARKING, AUTOMATED PARKING/PARKING STACKERS, BICYCLE PARKING, AND LOADING (PROJECT).

Attachments: [Attachment No 1 CC Ord Adopt Parking ZCA draft.doc](#)
[Exhibit A - Zoning Code - Parking References CC draft rev.docx](#)

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- A-3. [23-311](#) CC - ACTION ITEM: (1) APPROVAL OF THE 100% CIVIL, 100% STRUCTURAL AND 100% ELECTRICAL PLANS AND SPECIFICATIONS FOR PHASE I OF THE CITYBUS ELECTRIFICATION INFRASTRUCTURE PROJECT AND AUTHORIZE STAFF TO ISSUE AN ADDENDUM TO BID #2302; AND (2) PROVIDE DIRECTION TO THE CITY MANAGER, AS DEEMED APPROPRIATE.
- A-4. [23-312](#) CC- ACTION ITEM: 1) DISCUSS AND PROVIDE DIRECTION ON ELIGIBILITY AND PRIORITIZATION PARAMETERS (INCLUDING WHETHER TO REQUIRE RESIDENCY) FOR PLACEMENT OF PERSONS EXPERIENCING HOMELESSNESS IN THE PROJECT HOMEKEY INTERIM AND PERMANENT SUPPORTIVE HOUSING PROJECT; AND 2) APPROVAL OF THE CULVER CITY BY-NAME-LIST AND SPDAT SCORE AS THE ELIGIBILITY AND PRIORITIZATION METHOD FOR PROJECT HOMEKEY.

Attachments: [2022 -10-24 ATT No 1 Residency Requirement Survey.pdf](#)

- A-5. [23-278](#) CC - ACTION ITEM: DISCUSSION AND DIRECTION ON IMPLEMENTATION OF THE CITY'S SOFT STORY SEISMIC RETROFIT PROGRAM, INCLUDING FINANCIAL INCENTIVE PROGRAMS, TENANT COST SHARING, AND STAFFING.

Attachments: [Incentives Study - Summary of Findings.docx](#)
[Cost Sharing – Comparison Jurisdictions.docx](#)
[Cost Sharing – Amortization Example.docx](#)

- A-6. [23-148](#) CC - ACTION ITEM: (1) DISCUSSION OF SENATE BILL 9 APPLICATION IN THE CULVER CREST AND THE HIGH AND VERY HIGH FIRE HAZARD SEVERITY ZONES; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE

Attachments: [2022-09-12 ATT 1 Oct 2017 JKA Memo](#)
[2022-09-12 ATT 2 Jan 2018 JKA Memo](#)
[2022-09-12 ATT 3 Culver City Very High Fire Hazard
Severity Zones.pdf](#)
[ADU Prohibited Map.pdf](#)
[VHFHSZ ADU OverlayMap](#)

- A-7. [22-1215](#) CC - ACTION ITEM: (1) CONSIDERATION AND DISCUSSION OF THE DISSOLUTION OF THE COMMITTEE ON PERMITS AND LICENSES (COPL); (2) IF DISSOLUTION IS DESIRED, DIRECTION TO STAFF TO DRAFT AN ORDINANCE AMENDING RELEVANT PROVISIONS OF THE CULVER CITY MUNICIPAL CODE AND AUTHORIZATION TO PROCESS COPL APPROVALS AND OTHER ACTIONS ADMINISTRATIVELY DURING THIS INTERIM PERIOD; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)