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*Culver* CITY

## City Council Meeting Agenda

### Special Meeting of the City Council and Culver City Housing Authority Board

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

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**6:00 PM**

**Monday, December 5, 2022**

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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:**

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 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.**

**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. [23-432](#) 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. [22-434](#) CC - CONFERENCE WITH LEGAL COUNSEL -  
ANTICIPATED LITIGATION  
RE: INITIATION OF LITIGATION (1 ITEM)  
PURSUANT TO GOVERNMENT CODE SECTION  
54956.9(D)(4)**

**REGULAR SESSION - 6:00 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](mailto: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.

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- C-1. [23-150](#) CC - CONSENT ITEM: (1) AUTHORIZATION TO AWARD \$213,043 TO 29 ORGANIZATIONS FOR THE 2023 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:** [22-12-05 ATT No. 1 2023 Performing Arts Grant Program Guidelines and Notice of Funding Availability.pdf](#)  
[22-12-05 ATT No. 2 Overview of 2023 Performing Arts Grant Program Applications and Scores.pdf](#)  
[22-12-05 ATT No. 3 Cultural Affairs Commission Staff Report.pdf](#)

- C-2. [23-310](#) CC - CONSENT ITEM - (1) APPROVAL OF A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH HADRONEX, INC. (D.B.A. SMART COVER SYSTEMS) FOR THE MONITORING AND REPAIR OF SMART COVER UNITS IN AN AMOUNT NOT-TO-EXCEED \$174,836.98; AND (2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT TO COVER CONTINGENCIES IN AN AMOUNT NOT-TO-EXCEED \$10,000.00

- C-3. [23-402](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION APPROVING AND CONFIRMING THE FINDINGS OF THE 2021 ANNUAL HOUSING ELEMENT PROGRESS REPORT.

**Attachments:** [2022-12-05-ATT Proposed Resolution.pdf](#)  
[2022-12-05-ATT 2021 Housing Element Annual Progress Report.xlsx](#)

- C-4. [23-423](#) CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH ECONOLITE FOR 15 TRAFFIC SIGNAL BATTERY BACKUP SYSTEMS IN AN AMOUNT NOT-TO-EXCEED \$171,006.24.

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- C-5. [23-424](#) CC - CONSENT ITEM: (1) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BIGGS CARDOSA ASSOCIATES IN THE ADDITIONAL AMOUNT OF \$209,107 FOR CONTINUED CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE HIGUERA STREET BRIDGE REPLACEMENT PROJECT, PZ553 AND BALLONA CREEK BIKE PATH CONNECTIVITY PROJECT, PZ964 (COLLECTIVELY, "PROJECT"); (2) APPROVAL OF AN INCREASE TO THE CHANGE ORDER AUTHORIZATION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER FOR THE PROJECT IN AN ADDITIONAL AMOUNT OF \$60,000; AND (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF RELATED BUDGET AMENDMENT TO APPROPRIATE \$350,000 IN CUMULUS TRAFFIC MITIGATION FUNDS FOR THE PROJECT
- C-6. [23-429](#) CC - CONSENT ITEM: (1) AUTHORIZATION TO RENEW AN ENTERPRISE AGREEMENT WITH THE MICROSOFT CORPORATION THROUGH CDWG, LLC OR ANY APPROVED LARGE ACCOUNT RESELLER (LAR) FOR PC OPERATING SYSTEMS, OFFICE 365 CLOUD SOFTWARE, CLIENT ACCESS LICENSES, AND SERVER LICENSES FOR A TERM NOT-TO-EXCEED SIX YEARS (INCLUDING THE CURRENT FISCAL YEAR 2022-2023) IN THE AMOUNT OF \$270,187 PER YEAR; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT OF TEN PERCENT (10%) PER YEAR FOR THE TERM OF THE AGREEMENT FOR UNANTICIPATED COSTS.

## 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

- A-1. [23-450](#) CC:HA - ACTION ITEM: DISCUSSION AND (IF DESIRED) APPROVAL OF A REQUEST BY COMMUNITY CORPORATION OF SANTA MONICA TO MODIFY THE REVISED CONSTRUCTION AND PERMANENT LOAN COMMITMENT LETTER IN THE AMOUNT OF \$4 MILLION TO REMOVE THE LOCAL PREFERENCE REQUIREMENT FOR THE PROPOSED 100% AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 4464 SEPULVEDA BOULEVARD, CULVER CITY, CA 90230 TO MEET ELIGIBILITY CRITERIA UNDER THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY MULTI-FAMILY RENTAL HOUSING NOTICE OF FUNDING AVAILABILITY 28 FOR PROJECT-BASED RENTAL ASSISTANCE.

**Attachments:** [2022 12 05 ATT No 1 Community Corp Fully Executed Loan Commitment Letter 6.22.2022.pdf](#)  
[2022 12 05 ATT No 2 Community Corp NOFA 28.pdf](#)



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A-2. [23-425](#) CC - ACTION ITEM: (1) INTRODUCTION OF AN ORDINANCE ESTABLISHING A \$25.00 PER HOUR MINIMUM WAGE FOR HEALTHCARE WORKERS AT COVERED HEALTHCARE FACILITIES; (2) DIRECTION REGARDING ENFORCEMENT OF THE ORDINANCE; (3) DIRECTION ON THE IMPLEMENTATION DATE OF THE ORDINANCE; AND (4) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2022-12-05\\_ATT\\_Proposed Ordinance Healthcare Minimum Wage .pdf](#)

## PUBLIC HEARINGS

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PH-1. [23-434](#) CC - PUBLIC HEARING - NOTE: THIS ITEM WILL BE CONSIDERED AFTER 7:00 PM: (1) ADOPTION OF A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPTION OF THE FINDINGS REQUIRED BY CEQA AND A MITIGATION MONITORING PROGRAM (MMP), AND ADOPTION OF STATEMENT OF OVERRIDING CONSIDERATIONS (P2021-0272-EIR) IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A CREATIVE OFFICE DEVELOPMENT ON A 4.46-ACRE SITE AT 8833 NATIONAL BOULEVARD AND 8888 W. VENICE BOULEVARD (PROJECT); (2) INTRODUCTION OF AN ORDINANCE AMENDING THE CULVER CITY ZONING MAP ESTABLISHING PLANNED DEVELOPMENT ZONE NO.17 (P2022-0144-ZCMA), AND APPROVING THE COMPREHENSIVE PLAN (P2022-0144-CP) FOR THE PROJECT; AND (3) ADOPTION OF A RESOLUTION APPROVING A REQUEST FOR EXTENDED CONSTRUCTION HOURS FOR THE PROJECT.

**Attachments:** [Attachment 1 Resolution Certifying EIR etc.pdf](#)  
[Attachment 2 Ordinance Approving ZMA and CP.pdf](#)  
[Attachment 3 Resolution Extending Construction Hours.pdf](#)  
[Attachment 4.PC Staff Report.pdf](#)  
[Attachment 5.Project Site Map.pdf](#)  
[Attachment 7.EIR.8833 National Blvd.pdf](#)  
[Attachment 6.Comprehensive Plan.pdf](#)  
[Attachment 8.Community Meeting Information.pdf](#)  
[Attachment 9.Construction Management Plan.pdf](#)  
[Attachment 10.Extended Construction Hours.pdf](#)  
[Attachment 11.Public Correspondence.pdf](#)  
[Attachment 12.Informational Charts.pdf](#)  
[Attachment 13.PC Minutes 11.9.22.pdf](#)

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**