



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



City Council Meeting Agenda

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

**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**

7:00 PM

Monday, September 11, 2023

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:

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

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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 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

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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. 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. [24-173](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
RE: HILLCREST COUNTRY CLUB V. COUNTY OF LOS ANGELES, ET AL.
CASE NO. 23STCV03479
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)
- CS-2. [24-238](#) CC - CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: 9240 CULVER BOULEVARD CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; JESSE MAYS, ASSISTANT CITY MANAGER; ELAINE WARNER, ACTING ECONOMIC DEVELOPMENT MANAGER
OTHER PARTIES NEGOTIATORS: K-ZO RESTAURANT UNDER NEGOTIATION: PRICE, TERMS OF PAYMENT OR BOTH, INCLUDING USE RESTRICTIONS, DEVELOPMENT OBLIGATIONS AND OTHER MONETARY RELATED CONSIDERATIONS.
PURSUANT TO GOVERNMENT CODE SECTION 54956.8
- CS-3. [24-251](#) 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. [24-191](#) PRESENTATION OF A PROCLAMATION IN RECOGNITION OF NATIONAL SUICIDE PREVENTION AWARENESS MONTH.
- R-2. [24-239](#) PRESENTATION OF A PROCLAMATION IN RECOGNITION OF PATRIOT DAY AND NATIONAL DAY OF SERVICE AND REMEMBRANCE.

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. [24-244](#) 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).

PRESENTATIONS TO CITY COUNCIL

- P-1. [24-247](#) CC - ANNOUNCEMENT OF THE FIFTH YEAR RECIPIENTS OF THE SUSTAINABLE BUSINESS CERTIFICATION PROGRAM.

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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. [24-245](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR AUGUST 19, 2023 - SEPTEMBER 1, 2023.

Attachments: [Final Cash Disbursements for City Council - 230911.pdf](#)

- C-2. [24-246](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON AUGUST 28, 2023 AND THE SPECIAL CITY COUNCIL MEETING HELD ON AUGUST 31, 2023.

Attachments: [23-08-28 CCCC Draft Minutes for Approval.pdf](#)
[23-08-31 CCCC Draft Minutes for approval.pdf](#)

- C-3. [24-181](#) CC - CONSENT ITEM: (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 FY2023/2024.

Attachments: [2023-09-11 ATT 1 Resolution FY23 SB1 SGR Funds.pdf](#)
[2023-09-11 ATT 2 Resolution for TDA Funds Claim.pdf](#)

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- C-4. [24-192](#) CC - CONSENT ITEM: APPROVAL AND AUTHORIZATION OF THE TRANSPORTATION DEPARTMENT'S TITLE VI AND LIMITED ENGLISH PROFICIENCY PLAN (LEP) UPDATE FOR FILING WITH THE FEDERAL TRANSIT ADMINISTRATION AS REQUIRED FOR ALL TRANSIT OPERATORS WITH BUS FLEETS IN EXCESS OF 50 TRANSIT VEHICLES IN SERVICE AND RECEIVING FEDERAL ASSISTANCE AWARDS.

Attachments: [Culver CityBus Title VI and Limited English Proficiency Plan](#)

- C-5. [24-206](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE SECTION 7.02.005 TO DETERMINE AND DECLARE UPDATED PRIMA FACIE SPEED LIMITS ON CERTAIN CITY STREETS.

Attachments: [2023-09-11 ATT-Ordinance Amending CCMC 7.02.005.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. [23-1044](#) CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2023-0097-ZCA AMENDING TITLE 17 ZONING CHAPTER 17.400.095 RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO ALIGN WITH STATE LAW BY REVISING VARIOUS SECTIONS INCLUDING, BUT NOT LIMITED TO, THE TOTAL NUMBER OF ADUS ALLOWED ON A LOT CITYWIDE, INCLUDING IN THE CULVER CREST NEIGHBORHOOD.

Attachments: [23-09-11 ATT 1 - City Council Ordinance Updating ADU regulations.pdf](#)
[2023-09-11 ATT 2 – Planning Commission Resolution No. 2023-P003.pdf](#)
[2023-09-11 ATT 3 – Planning Commission Staff Report, dated June 14, 2023 \(without attachments\).pdf](#)
[2023-09-11 ATT 4 – Planning Commission Comments Received.pdf](#)
[2023-09-11 ATT 5 – Planning Commission Minutes, dated June 14, 2023.pdf](#)

ACTION ITEMS

A-1. [24-237](#) CC - ACTION ITEM: (1) DISCUSSION OF WHETHER TO REDUCE THE CANNABIS BUSINESS TAX RATE FOR CANNABIS DISTRIBUTION FROM 2% TO 0%; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [23-09-11-ATT Cannabis Distribution Tax Rates in Other California Cities.pdf](#)

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- A-2. [24-241](#) CC - ACTION ITEM: (1) AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE DANIEL A. RETTING SEPARATE PROPERTY TRUST ESTABLISHED UNDER THE DANIEL AND ELLEN RETTING FAMILY TRUST AND THE RETTING TRUST DATED OCTOBER 25, 1989 FOR THE PURCHASE AND SALE OF THE PROPERTY LOCATED AT 11029 WASHINGTON BOULEVARD IN CULVER CITY IN THE AMOUNT OF \$6,500,000; (2) APPROVAL OF AN AMOUNT NOT-TO-EXCEED \$250,000 FOR CLOSING COSTS; (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF RELATED BUDGET AMENDMENTS; AND (4) DIRECTION TO CITY MANAGER AS DEEMED APPROPRIATE.
- A-3. [24-210](#) CC - ACTION ITEM: (1) RATIFICATION OF APPROVAL OF FINAL PLANS AND SPECIFICATIONS FOR THE MODIFIED MOVE CULVER CITY - DOWNTOWN CORRIDOR PILOT PROJECT WESTERN SEGMENT AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS; AND (2) ADOPTION OF A RESOLUTION GRANTING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTIONS TO THE MODIFIED MOVE CULVER CITY - DOWNTOWN CORRIDOR PILOT PROJECT AND CERTIFYING THE PROJECT WILL BE COMPLETED USING A SKILLED AND TRAINED WORKFORCE.

Attachments: [ATT 1 Resolution Certifying Workforce and Granting CEQA Exemption FINAL.pdf](#)
[ATT 2 CEQA Notice of Exemption.pdf](#)

A-4. [24-231](#) CC - ACTION ITEM: (1) CONSIDERATION OF A REQUEST FROM STREETS FOR ALL FOR THE CITY TO APPLY AS LEAD AGENCY FOR A CALIFORNIA STATE RECONNECTING COMMUNITIES: HIGHWAY 2 BOULEVARD GRANT IN THE AMOUNT OF APPROXIMATELY \$2,000,000 (GRANT) TO FUND A FEASIBILITY STUDY TO EVALUATE A PROJECT TO TRANSFORM STATE ROUTE 90 (PROJECT), AND, IF DESIRED, AUTHORIZATION TO THE CITY MANAGER OR DESIGNEE TO SUBMIT THE GRANT APPLICATION AND ENTER INTO AGREEMENTS PERTAINING TO THE GRANT; AND (2) CONSIDERATION OF A REQUEST FROM STREETS FOR ALL FOR A LETTER IN SUPPORT OF ITS APPLICATION FOR U.S. DEPARTMENT OF TRANSPORTATION RECONNECTING COMMUNITIES AND NEIGHBORHOODS PROGRAM GRANT FUNDS FOR THE PROJECT AND, IF DESIRED, AUTHORIZATION OF SUCH LETTER OF SUPPORT.

Attachments: [2023-09-11-ATT-Map-Current State Route 90-Slauson Ave to Lincoln Blvd\(PCH\).pdf](#)
[2023-09-11-ATT-Map-Proposed Impact Area.pdf](#)
[2023-09-11-ATT-Map-Proposed Marina Central Park.pdf](#)
[2023-09-11-ATT-CC-SR90MarinaParkProject-CASenatorSmall woodCuevas-2023-08-16LetterSupport.pdf](#)
[2023-09-11-ATT-CC-SR90MarinaParkProject-DelReyNeighborhoodCouncil-2023-08-14LetterSupport.pdf](#)
[2023-09-11-ATT-CC-SR90MarinaParkProject-LAMayorKarenB ass-2023-08-23LetterSupport.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

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ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)