



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



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

**Monday, December 9, 2019**

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### **PUBLIC COMMENT:**

At the times provided on the Agenda, 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. If you wish to address the City Council, the City Clerk requests you complete a Speaker's Card and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the City Council. Providing your name and other information requested on the Speaker's Card is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the City Council has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the City Council must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the City Council for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the City Council by presenting a Speaker's Card to the City Clerk. 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.

#### **AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES:**

Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. 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 visiting the City Clerk's Office at City Hall. The City also posts this information on its website ([www.culvercity.org](http://www.culvercity.org)) as a courtesy.

#### **CELL PHONES AND OTHER DISTRACTIONS:**

Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

## **MEETING INFORMATION AND ACCOMMODATION:**

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available at least 72 hours before each City Council meeting. City Council/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers, on Channel 37 by Verizon FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fios/tv/channels.htm> and enter your zip code to see the channel listing. 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 see the City Clerk at the meeting. The Council Chambers is now equipped with a hearing loop system. Hearing aid wearers with a "T" (telecoil) setting can now hear PA sound broadcast directly through their hearing aids. Others desiring hearing assistance may check out a portable receiver and headset.

**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 - 6:00 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. [20-565](#) 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**
- CS-2. [20-556](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
**RE: USE OF CITY OWNED FIBER OPTIC CABLE**  
**INNERDUCTS AND FACILITIES FROM APPROXIMATELY**  
**GIRARD/VENICE THROUGH CITY TO GREEN**  
**VALLEY/CENTINELA**  
**CITY NEGOTIATORS: JOHN NACHBAR, CITY**  
**MANAGER; JESSE MAYS, ASSISTANT TO THE CITY**  
**MANAGER**  
**OTHER PARTIES NEGOTIATORS: REPRESENTATIVES**  
**OF MCIMETRO ACCESS TRANSMISSION SERVICES**  
**CORP.**  
**UNDER NEGOTIATION: BOTH TERMS AND PRICE**  
**PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

## **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 file a speaker's card with 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 speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

### **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 no later than 4:00 PM on the day of the meeting. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda and become part of the official record of the meeting.

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## 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.     [20-548](#)     **CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR NOVEMBER 9, 2019 TO NOVEMBER 29, 2019**

**Attachments:**   [Final Cash Disbursement for City Council - 191209.pdf](#)

- C-2.     [20-549](#)     **CC:HA:SA - APPROVAL OF MINUTES FOR THE SPECIAL CITY COUNCIL AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETINGS ON NOVEMBER 18, 2019**

**Attachments:**   [CCCC 111819 Special Meeting Minutes.pdf](#)  
                          [CCCC 111819 Regular Meeting Minutes.pdf](#)

- C-3.     [20-457](#)     **APPROVAL OF A PURCHASE ORDER WITH HEDSTROM ENVIRONMENTAL TO FURNISH AND DELIVER PLASTIC REFUSE, RECYCLING AND ORGANICS CONTAINERS IN AN AMOUNT NOT TO EXCEED \$ 120,000 ANNUALLY INCLUDING ALL FEES AND TAXES FOR THREE YEARS BEGINNING FY 19/20 THROUGH FY 21/22.**

**Attachments:**   [2019-12-09 ATT - Sole Source Letter from Hedstrom Environmental.pdf](#)

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- C-4. [20-470](#) CC - (1) AUTHORIZATION OF AWARD OF \$83,670 FOR THE 2020 PERFORMING ARTS GRANT PROGRAM FOR 16 ORGANIZATIONS, AND DESIGNATION OF RELATED PERFORMANCES AS CITY-SPONSORED, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION; AND (2) APPROVAL OF RELATED GRANTEE CONTRACTS.

**Attachments:** [2019-12-09 ATT - Overview of 2020 PAG Request Amounts.pdf](#)  
[2019-12-09 ATT - CAC PAG Staff Report.pdf](#)

- C-5. [20-507](#) CC - APPROVAL OF A TEMPORARY USE PERMIT (P-2019-0285-TUP) ISSUED TO LINCOLN PROPERTIES COMPANY WEST FOR EXPANDED CONSTRUCTION HOURS FOR THE PROJECT LOCATED AT 8777 WASHINGTON BOULEVARD.

**Attachments:** [2019-12-09 ATT - Lincoln Request.pdf](#)

- C-6. [20-524](#) CC - (1) CONSIDERATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND ALLOCATION FOR FISCAL YEAR 2020/2021; (2) ADOPTION OF A RESOLUTION AUTHORIZING THE FILING OF THE APPLICATION FOR FUNDING; AND (3) APPROVAL OF A REIMBURSABLE CONTRACT WITH THE COUNTY OF LOS ANGELES CONCERNING CULVER CITY'S ALLOCATION.

**Attachments:** [2019-12-09 ATT - Resolution.pdf](#)  
[2019-12-09 ATT - CDBG Funding Eligibility.pdf](#)

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- C-7.     [20-526](#)     1) APPROVAL OF A CHANGE ORDER IN THE AMOUNT OF \$390,000 TO THE CONTRACT WITH PACIFIC HYDROTECH CORP. FOR THE CONSTRUCTION OF BANKFIELD SEWAGE PUMP STATION PROJECT PZ-874; 2) APPROVAL OF A CHANGE ORDER IN THE AMOUNT OF \$105,000 TO THE PROFESSIONAL SERVICES CONTRACT WITH NV5 FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES; 3) APPROVAL OF A CHANGE ORDER IN THE AMOUNT OF \$25,000 TO THE PROFESSIONAL SERVICES CONTRACT WITH PRP ENGINEERING, INC. FOR OFFICE ENGINEERING CONSTRUCTION SUPPORT SERVICES AND 4) (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT.

- C-8.     [20-535](#)     ADOPTION OF A RESOLUTION APPROVING SALARY SCHEDULES FOR FIRE SAFETY EMPLOYEES IN ACCORDANCE WITH THE SALARY INITIATIVE ORDINANCE

**Attachments:**   [2019-12-09 ATT - Proposed Resolution with Exhibit A.pdf](#)

- C-9.     [20-536](#)     ADOPTION OF A RESOLUTION APPROVING A SALARY SCHEDULE FOR CITY EMPLOYEES EFFECTIVE JANUARY 1, 2020 IN ACCORDANCE WITH THE STATE OF CALIFORNIA MINIMUM WAGE ORDINANCE

**Attachments:**   [2019-12-09 ATT - Proposed Resolution with Exhibit A.pdf](#)



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- C-10. [20-550](#) ADOPTION OF AN ORDINANCE (1) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100, OF CHAPTER 15.02, "ADOPTION OF STATE CODES", AND ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS, 2019 CALIFORNIA RESIDENTIAL BUILDING CODE WITH LOCAL AMENDMENTS, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS, 2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE WITH LOCAL AMENDMENTS, 2019 EXISTING BUILDING CODE WITH LOCAL AMENDMENTS , 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AND 2019 CALIFORNIA REFERENCE STANDARDS CODE; 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS; (2) REPEALING CULVER CITY MUNICIPAL CODE CHAPTER 15.14 (ELECTRIC VEHICLE CHARGING STATIONS), SUBCHAPTERS 15.02.500 (SANDBLASTING), 15.02.800 (HILLSIDE DRAINAGE), 15.02.1000 (SOLAR PHOTOVOLTAIC SYSTEMS), 15.02.1200 (EXPEDITED SOLAR SYSTEM PERMITTING), AND 15.02.1300 (HILLSIDE GRADING REQUIREMENTS AND PERMITTING) OF CHAPTER 15.02, AND INCORPORATING THE CONTENTS INTO THE VARIOUS STATE CODES AS AMENDMENTS; AND (3) REPEALING SUBCHAPTER 15.02.1100 (GREEN BUILDING PROGRAM AND REQUIREMENTS) AND REPLACING IT WITH NEW SUBCHAPTER 15.02.1100 (LOCAL AMENDMENTS TO THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, BUILDING CODE AND RESIDENTIAL BUILDING CODE, TO ESTABLISH REACH CODES STANDARDS.
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**Attachments:** [2019-12-09 ATT - Proposed Ordinance.pdf](#)

- C-11. [20-553](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES TO DEVELOP AND IMPLEMENT A PUBLIC COMMUNICATIONS PROGRAM FOR THE CONTINUATION OF THE CITY SERVICES TRANSACTIONS AND USE TAX ON THE MARCH 3, 2020 BALLOT IN AN AMOUNT NOT-TO-EXCEED \$30,370.
- C-12. [20-554](#) CONSIDERATION OF AUTHORIZING FREE FARE DAYS FOR CULVER CITYBUS IN ASSOCIATION WITH (1) ELECTIONS AND (2) BIKE TO WORK DAY 2020 (MAY 14, 2020).
- C-13. [20-572](#) CC - (FOUR-FIFTHS VOTE REQUIREMENT) APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$97,847 TO ALLOCATE FUNDING FOR A NEW POSITION, ASSISTANT TO THE CITY MANAGER ON HOMELESSNESS.

## **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. [20-435](#) CC - PUBLIC HEARING - (1) ADOPTION OF A RESOLUTION CONFIRMING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2020; AND (2) APPOINTMENT OF MEMBERS TO THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD FOR CALENDAR YEAR 2020.

**Attachments:** [2019-12-09 ATT - Proposed Resolution.pdf](#)  
[2019-12-09 ATT - DBA Quarterly Financial Statements and Accounts Payable Summary.pdf](#)  
[2019-12-09 ATT - Internal Revenue Service Tax-Exempt Certification.pdf](#)  
[2019-12-09 ATT - DBA Certificate of General Liability Insurance.Pdf](#)  
[2019-12-09 ATT - Notes.pdf](#)

- PH-2. [20-503](#) CC - PUBLIC HEARING: (1) ADOPTION OF A RESOLUTION CONFIRMING THE 2020 ANNUAL WORK PLAN AND LEVY OF ASSESSMENTS FOR THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT; (2) APPOINTMENT OF MEMBERS TO THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD FOR 2021; AND (3) APPROVAL OF A MANAGEMENT AGREEMENT THROUGH 2020/2021.

**Attachments:** [2019-12-09 ATT - Proposed Resolution.pdf](#)  
[2019-12-09 ATT - Resolution of Intention- Including CCAD BID Boundary Map \("Exhibit A"\) and 2020 Work Plan \("Exhibit B"\).pdf](#)  
[2019-12-09 ATT - CCAD 2020 - 2021 Management Agreement.pdf](#)

## ACTION ITEMS

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- A-1. [20-560](#) CC - (1) REVIEW AND DISCUSS THE POLICE AND FIRE DEPARTMENT'S UNMANNED AERIAL VEHICLE (UAV) MID-PILOT PROGRAM REPORT AND CITIZEN ADVISORY PANEL; AND (2) DIRECTION TO THE POLICE CHIEF AS DEEMED APPROPRIATE.

**Attachments:** [2019-12-09 ATT – The Culver City Police and Fire Departments Unmanned Aerial Vehicle \(Drone\) Mid-Pilot Program Report](#)  
[2019-12-09 ATT – Unmanned Aerial Vehicles \(UAV\) Operations Policy](#)

- A-2. [20-561](#) CC - RECEIVE AND FILE THE MEASURE Y AND MEASURE C SALES TAX STATUS REPORTS AS APPROVED BY THE FINANCE ADVISORY COMMITTEE

**Attachments:** [2019-12-09 ATT - Measure Y Sales Tax Status Report XXII and Measure C Sales Tax Status Report for Fourth Quarter - FY 2018/2019](#)

- A-3. [20-562](#) CC - RECEIVE AND FILE QUARTERLY REPORT OF THE FINANCE ADVISORY COMMITTEE

**Attachments:** [2019-12-09 ATT - 3rd FAC Quarterly Report.pdf](#)

- A-4. [20-537](#) CC - ADOPTION OF A RESOLUTION APPROVING THE ARGUMENTS IN FAVOR OF ONE QUESTION RELATING TO ONE (1) TAX MEASURE TO BE CONSIDERED BY THE VOTERS AT THE SPECIAL MUNICIPAL ELECTION OF MARCH 3, 2020.

**Attachments:** [2019-12-09 ATT - Proposed Resolution.pdf](#)

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- A-5.     [20-385](#)     CC - (1) REPORT ON THE IMPLEMENTATION OF THE INTERIM RENT CONTROL ORDINANCE (IRCO); (2) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BAE URBAN ECONOMICS TO INCLUDE THE DEVELOPMENT OF A LONG TERM RENT CONTROL POLICIES STUDY IN AN AMOUNT NOT-TO-EXCEED \$79,380; (3) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES TO DEVELOP AND IMPLEMENT A PUBLIC COMMUNICATIONS PROGRAM FOR THE IRCO IN AN AMOUNT NOT-TO-EXCEED \$82,471; (4) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HDL TO IMPLEMENT AN ONLINE RESIDENTIAL RENTAL REGISTRATION SYSTEM AND PROVIDE EDUCATION AND COMPLIANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$110,000; (5) DIRECTION TO THE CITY MANAGER ON A FEE STUDY TO RECOVER COSTS FOR LANDLORD REGISTRATION; AND (6) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT FOR IRCO RELATED EXPENSES

**Attachments:**   [2019-12-09 ATT - Budget Amendment Summary.pdf](#)

- A-6.     [20-502](#)     CC - CONSIDERATION OF CITY COUNCIL POLICIES SUBCOMMITTEE'S RECOMMENDATIONS TO (1) DISCUSS AND PROVIDE DIRECTION REGARDING A PROPOSED MAYORAL ROTATION POLICY; AND (2) DIRECT THE CITY CLERK TO SCHEDULE THE NEXT MAYORAL ROTATION TO OCCUR IN APRIL 2020 DURING THE TRANSITION PERIOD BEFORE THE NOVEMBER ELECTION.

**Attachments:**   [2019-12-09 ATT - 2017 Mayoral Rotation Policy.pdf](#)  
                          [2019-12-09 ATT - 2018 Resolution Setting Aside Policy.pdf](#)  
                          [2019-12-09 ATT - Proposed Mayoral Rotation Policy.pdf](#)

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- A-7.     [20-460](#)     CC - 1) CONSIDERATION OF AN EARLIER START TIME  
FOR CITY COUNCIL MEETINGS AND 2) ADOPTION OF A  
RESOLUTION SETTING THE REGULAR MEETINGS OF  
THE CITY COUNCIL FOR THE CALENDAR YEAR 2020.

**Attachments:**   [2019-12-09 ATT - Proposed Resolution.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)