



Mike Balkman
Council Chambers
9770 Culver Blvd.
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

REVISION #1 - 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, November 9, 2020

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.

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.

*For complete information on how to attend and participate in a City Council meeting and provide public comment, please visit 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 and indicate the agenda item(s) for which you wish to 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, 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, 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.

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) 253-58591 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 matters:

**CS-1. [21-466](#) CC - CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION
RE: 8680 WASHINGTON BOULEVARD, APTS. #201-220
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4)**

**CS-2. [21-467](#) CC - CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 9814 WASHINGTON BOULEVARD CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; SOL BLUMENFELD, COMMUNITY DEVELOPMENT DIRECTOR; TODD TIPTON, ECONOMIC DEVELOPMENT MANAGER; TODD MOONEY, CITY SPECIAL COUNSEL
OTHER PARTIES NEGOTIATORS: CENTER THEATRE GROUP OF LOS ANGELES (CTG)
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**

RECOGNITION PRESENTATIONS - 6:30 PM

R-1. [21-348](#) CC - PRESENTATION OF A PROCLAMATION IN HONOR OF WORLD KINDNESS DAY ON NOVEMBER 13, 2020 IN CULVER CITY

R-2. [21-461](#) CC - A PROCLAMATION DECLARING THE MONTH OF
NOVEMBER 2020 AS MOVEMBER IN CULVER CITY.

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. [21-414](#) 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 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) 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. [21-462](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR OCTOBER 2, 2020 TO OCTOBER 16, 2020

Attachments: [Final Cash Disbursements for City Council - 201109.pdf](#)

- C-2. [21-463](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE SPECIAL CITY COUNCIL MEETING OF OCTOBER 21, 2020 AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETING OF OCTOBER 26, 2020.

Attachments: [CCCC 10212020 Minutes for Approval.pdf](#)
[CCCC 10262020 Minutes for Approval.pdf](#)

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- C-3. [21-380](#) CC - ADOPTION OF A RESOLUTION APPROVING THE FINAL MAP FOR TRACT NUMBER 69482 CONSISTING OF THE CREATION OF THREE LOTS AND SIX RESIDENTIAL AIR SPACE UNITS FOR CONDOMINIUM PURPOSES FOR THE PROJECT LOCATED AT 4227 INCE BOULEVARD

Attachments: [2020-11-09 ATT – Final Tract Map 69482.pdf](#)
[2020-11-09 ATT Resolution Approving Final Tract Map 4227 Ince.pdf](#)

- C-4. [21-381](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH BIGGS CARDOSA AND ASSOCIATES IN AN AMOUNT NOT-TO-EXCEED \$880,368 FOR CONSTRUCTION MANAGEMENT AND INSPECTIONS SERVICES, FOR THE HIGUERA STREET BRIDGE REPLACEMENT PROJECT, PZ553, BHLS 5240(026)

- C-5. [21-387](#) CC - ADOPTION OF RESOLUTION ADOPTING A LABOR COMPLIANCE PROGRAM (LCP) FOR THE CULVER BOULEVARD STORMWATER FILTRATION/RETENTION PROJECT, PR-002 IN ACCORDANCE WITH STATE OF CALIFORNIA PROPOSITION 84 GRANT REQUIREMENTS, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT THE LCP TO THE DEPARTMENT OF INDUSTRIAL RELATIONS FOR APPROVAL.

Attachments: [2020-11-09 Resolution Adopting Labor Compliance Program.pdf](#)

- C-6. [21-423](#) CC - APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ABSOLUTE INTERNATIONAL SECURITY IN AN AMOUNT NOT TO EXCEED \$61,880.04 FOR SECURITY SERVICES AT THE TRANSPORTATION FACILITY

C-7. [21-429](#) CC - APPROVAL OF A MONTH-TO-MONTH AGREEMENT WITH SECTRAN SECURITY, INC. IN A NOT-TO-EXCEED AMOUNT OF \$1,350 PER MONTH FOR ARMORED CARRIER AND CASH COUNTING SERVICES FOR CULVER CITYBUS

C-8. [21-434](#) CC - APPROVAL OF AMENDMENT TO EXISTING MEMORANDUM OF UNDERSTANDING AND LEASE AGREEMENT WITH WENDE MUSEUM OF THE COLD WAR, INC FOR 10808 CULVER BOULEVARD TO ADD LEASE OF CITY OWNED PROPERTY AT 10858 CULVER BOULEVARD

Attachments: [2020-11-09 ATT 10858 Culver Lease Term Sheet](#)

C-9. [21-438](#) CC - (1) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE TRANSFER OF MEASURE W SAFE CLEAN WATER FUNDS FOR TWO REGIONAL INFRASTRUCTURE PROJECTS: MESMER LOW FLOW DIVERSION PROJECT AND WASHINGTON BOULEVARD STORMWATER DIVERSION PROJECT; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF RELATED BUDGET AMENDMENTS.

Attachments: [2020-11-09 ATT Resolution Authorizing LACFCD Transfer Agreement for Measure W Funds Mesmer Diversion and Washington Stormwater.pdf](#)

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- C-10. [21-439](#) CC - (1) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE TRANSFER OF DEPARTMENT OF WATER RESOURCES PROPOSITION 1 GRANT FUNDS FOR THE MESMER LOW FLOW DIVERSION PROJECT; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF RELATED BUDGET AMENDMENT.

Attachments: [2020-11-09 ATT Resolution Authorizing LACFCD Transfer Agreement for Prop 1 Funds Mesmer Diversion Project.pdf](#)

- C-11. [21-441](#) CC - (1) FOURTH 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: [2020-03-14 Proclamation of Local Emergency.pdf](#)

- C-12. [21-446](#) CC - RATIFICATION OF THE FISCAL YEAR 2021 LOS ANGELES/ LONG BEACH URBAN AREAS SECURITY INITIATIVE (UASI) PROJECT APPLICATION SUBMITTED TO THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (CAL OES) IN THE AMOUNT OF \$83,702.31.

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- C-13. [21-449](#) CC - APPROVAL OF AN AGREEMENT WITH SOUTHWEST LIFT & EQUIPMENT IN AN AMOUNT NOT-TO-EXCEED \$1,299,938 (\$1,187,675 BASE AND \$112,263 CONTINGENCY) FOR THE REPLACEMENT OF IN-GROUND VEHICLE LIFTS AT THE TRANSPORTATION FACILITY.
- C-14. [21-450](#) CC - APPROVAL OF A PURCHASE ORDER WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF A BUS SERVICE VEHICLE IN AN AMOUNT NOT-TO-EXCEED \$71,505.39.
- C-15. [21-454](#) CC - 1) ACCEPTANCE OF PROP 1 GRANT FUNDS IN THE AMOUNT OF \$1,952,500 AWARDED BY THE BALDWIN HILLS CONSERVANCY FOR THE GREENING THE GREENWAY: BALLONA CREEK BIKE/PED PATH SUSTAINABILITY, SAFETY AND ACCESSIBILITY ENHANCEMENTS PROJECT; AND 2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL A BUDGET AMENDMENT APPROPRIATING A LOCAL CASH MATCH OF \$200,000 OF MEASURE R FUNDS IN FY 20-21 AND \$647,660 OF SB1 FUNDS IN FY 21-22

Attachments: [2020-11-09 - Concept Project Alignment and Improvements.pdf](#)

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- C-16. [21-455](#) CC - ADOPTION OF A RESOLUTION CONFIRMING THE OCTOBER 30, 2020 TWENTY-NINTH SUPPLEMENT TO PUBLIC ORDER (MODIFIED INDOOR OPERATION OF PERSONAL CARE ESTABLISHMENTS; CLARIFICATION REGARDING FOOD COURT DINING AREAS IN INDOOR MALLS AND SHOPPING CENTERS; CONDITIONAL OUTDOOR OPERATION OF MINIATURE GOLF, BATTING CAGES, AND GO CART RACING; PERCENTAGE OF STUDENTS PERMITTED ON K-12 CAMPUS WITH IEPs AND ELS AND OTHER HIGH NEEDS INCREASED TO 25%; CONDITIONAL OPENING OF WINERIES AND BREWERIES FOR OUTDOOR DINING OPERATIONS; AND TEMPORARY LIMIT ON THIRD PARTY FOOD DELIVERY SERVICE FEES) 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: [2020-11-02 ATT Resolution 29th Supplement.pdf](#)

- C-17. [21-456](#) CC - (1) APPROVAL OF A TERM SHEET WITH TING FIBER, INC. FOR A CITYWIDE FIBER-OPTIC NETWORK; AND (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE RELATED AGREEMENTS CONSISTENT WITH SUCH TERM SHEET.

Attachments: [2020-11-09 ATT Ting Term Sheet.pdf](#)

C-18. [21-465](#) CC - ADOPT RESPECTIVE RESOLUTIONS APPROVING:
(1) A ONE (1) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY EMPLOYEES ASSOCIATION; (2) A ONE (1) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY MANAGEMENT GROUP; (3) A TWO (2) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY FIREFIGHTERS ASSOCIATION, LOCAL 1927 AFL-CIO; (4) A TWO (2) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY FIRE MANAGEMENT GROUP; (5) A TWO (2) YEAR MEMORANDUM OF UNDERSTANDING WITH CULVER CITY POLICE MANAGEMENT GROUP; AND (6) THE CULVER CITY EXECUTIVE MANAGEMENT COMPENSATION PLAN.

Attachments: [CCEA MOU Reso 2020.pdf](#)
[CCMG MOU Reso 2020.pdf](#)
[CCFFA MOU Reso 2020.pdf](#)
[CCFMG MOU Reso 2020.pdf](#)
[CCPMG MOU Reso 2020.pdf](#)
[Executive Compensation Plan Reso 2020.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. [21-218](#) CC - (1) PUBLIC HEARING: 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 2021; (2) APPOINTMENT OF MEMBERS TO THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD FOR CALENDAR YEAR 2021; AND (3) APPROVAL OF AN AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY AND THE CULVER CITY DOWNTOWN BUSINESS ASSOCIATION EXTENDING MANAGEMENT OF THE BID THROUGH DECEMBER 31, 2022.

Attachments: [ATT 1 - Reso Levying 2021 BID Assessments.pdf](#)
[ATT 2 - Financials.pdf](#)
[ATT 3 - 501c6.pdf](#)
[ATT 4 - COI.pdf](#)
[ATT 5 - Notes.pdf](#)

PH-2. [21-431](#) CC - PUBLIC HEARING: (1) ADOPTION OF A RESOLUTION CONFIRMING THE 2021 ANNUAL WORK PLAN AND LEVY OF ASSESSMENTS FOR THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT; AND (2) APPOINTMENT OF MEMBERS TO THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD FOR 2021.

Attachments: [2020-11-09 ATT Resolution Confirming CCAD Assessment.pdf](#)
[2020-11-09 ATT Resolution of Intention.pdf](#)

ACTION ITEMS

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- A-1. [21-460](#) CC - (1) DISCUSSION OF THE COMMERCIAL TENANT EVICTION MORATORIA, INCLUDING THE COMMENTS AND RECOMMENDATIONS FROM THE ECONOMIC RECOVERY TASK FORCE; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2020-11-09 ATT 1 March 20 First Supplement to Public Order.pdf](#)
[2020-11-09 ATT 2 CTEM Implementation Measures.pdf](#)

- A-2. [21-445](#) CC- (1) AUTHORIZATION TO INCREASE CITY JAIL STAFFING BY THREE ADDITIONAL FUNDED JAILER POSITIONS FOR A TOTAL JAIL STAFF OF ONE SENIOR JAILER AND FIVE JAILERS; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A FY 2020/2021 RELATED BUDGET AMENDMENT IN THE AMOUNT OF \$282,042.00.

Attachments: [2020-11-09 ATT – California Board of State and Community Corrections \(BSCC\) Biennial Inspection Report](#)
[2020-11-09 ATT - Los Angeles Sheriff's Department Contract Jail Rates](#)
[2020-11-09 ATT – Jail Section Recommendations from CPSM Analysis Report](#)

- A-3. [21-457](#) CC - ADOPTION OF A RESOLUTION SETTING THE REGULAR MEETINGS OF THE CITY COUNCIL FOR THE CALENDAR YEAR 2021.

Attachments: [2020-11-09 Resolution Setting Council Regular Meeting Dates.pdf](#)

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- A-4. [21-58](#) CC - (1) APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE CENTER THEATRE GROUP OF LOS ANGELES TO EXPLORE THE PURCHASE AND DEVELOPMENT OF THE PARCEL LOCATED AT 9814 WASHINGTON BOULEVARD ADJACENT TO THE KIRK DOUGLAS THEATER; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [20 11 09 Att. No. 1 Exclusive Negotiation Agreement.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)