



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



Mayor Alex Fisch
Vice Mayor Daniel Lee
Member Göran Eriksson
Member Yasmine-Imani McMorrin
Member Albert Vera

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, March 22, 2021

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 - 5:00 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. [21-766](#) CC - CONFERENCE WITH REAL PROPERTY NEGOTIATORS RE: UNDERGROUND OIL PIPELINE THROUGH CITY
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; JESSE MAYS, ASSISTANT TO THE CITY MANAGER
OTHER PARTIES NEGOTIATORS: REPRESENTATIVES OF TORRANCE VALLEY PIPELINE COMPANY UNDER NEGOTIATION: BOTH TERMS AND PRICE PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-2. [21-800](#) CC - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION - ONE ITEM PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4)**
- CS-3. [21-801](#) CC - CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION—TWO ITEMS PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**

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. [21-585](#) CC - COVID-19 UPDATE

PRESENTATIONS TO CITY COUNCIL

P-1. [21-760](#) GREETING AND VISIT BY LOS ANGELES COUNTY DISTRICT NUMBER 2 SUPERVISOR HOLLY MITCHELL

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. [21-797](#) **CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR FEBRUARY 27, 2021 TO MARCH 12, 2021**

Attachments: [Final Cash Disbursements for City Council - 210322.pdf](#)

- C-2. [21-798](#) **CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETINGS OF MARCH 1, 2021, MARCH 3, 2021 AND MARCH 8, 2021**

Attachments: [CCCC 03012021 Minutes for Approval.pdf](#)
[CCCC 03032021 Minutes for Approval.pdf](#)
[CCCC 03082021 Minutes for Approval.pdf](#)

C-3. [21-399](#) CC - (1) AWARD OF CONSTRUCTION CONTRACT IN THE AMOUNT OF \$315,000.00 TO ONYX PAVING COMPANY INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE CONSTRUCTION OF THE RANCHO HIGUERA NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM (NTMP); (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN A TOTAL AMOUNT NOT-TO-EXCEED \$47,250.00 (15%); (3) AUTHORIZATION OF MATERIAL TESTING FROM AN ON-CALL CONSULTANT IN AN AMOUNT NOT-TO-EXCEED \$10,000; AND (4) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT TO ALLOCATE THE UNUSED REMAINING AMOUNT FROM PO-008 TO PF-025, BICYCLE/PEDESTRIAN ACTION PLAN IMPLEMENTATION.

C-4. [21-719](#) CC - ADOPTION OF A RESOLUTION APPOINTING THE CITY'S DIRECTOR AND ALTERNATE DIRECTORS TO THE CALIFORNIA TRANSIT SYSTEMS JOINT POWERS AUTHORITY (CALTIP)

Attachments: [21-03-22 TRANS Reso - CalTIP Directors.pdf](#)

C-5. [21-730](#) HA - APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICE AGREEMENT WITH SAINT JOSEPH CENTER TO CONTINUE EXPANDED HOMELESS OUTREACH SERVICES DURING WEEKDAYS, EVENINGS, AND SATURDAYS IN AN AMOUNT NOT-TO-EXCEED \$699,659.

Attachments: [2021-03-22 ATT No. 1 SJC Proposed Budget \(1\).pdf](#)
[2021-03-22 ATT 2 SJC Renewal Housing Matrix.pdf](#)
[2021-03-22 ATT No. 3 SJC July 2020 - February 2021 Report FY2021 2.pdf](#)

C-6. [21-734](#) CC - (1) APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF LOS ANGELES REGISTRAR-RECORDER/COUNTY CLERK FOR REAL PROPERTY TRANSFER TAX COLLECTION; AND (2) ADOPTION OF A RESOLUTION ESTABLISHING RULES AND PROCEDURES NECESSARY FOR THE IMPLEMENTATION OF THE REAL PROPERTY TRANSFER TAX IN ACCORDANCE WITH CULVER CITY MUNICIPAL CODE SECTION 3.08.400.D.

Attachments: [21-03-22 ATT RESOLUTION RPTT.pdf](#)

C-7. [21-774](#) CC - CONTINUATION OF PUBLIC HEARING TO APRIL 12, 2021: ADOPTION OF A RESOLUTION APPROVING AN EXCEPTION TO THE CITY'S SUBDIVISION DESIGN STANDARD TO ALLOW THE DEVELOPMENT OF THREE DETACHED TOWNHOME STYLE RESIDENTIAL UNITS LOCATED AT 4044 MADISON AVENUE.

C-8. [21-775](#) CC - FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$ 509,097.73 FROM THE LOS ANGELES COUNTY MEASURE W SAFE CLEAN WATER PARCEL TAX.

C-9. [21-790](#) CC - RECEIPT AND FILING OF THE FINAL INTERNAL CONTROLS AUDIT REPORT OF ENTERPRISE RISK ASSESSMENT

Attachments: [2021_03_22_ATT_Culver_City_Enterprise_Risk_Assessment_Report.pdf](#)

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- C-10. [21-793](#) CC - (1) APPROVAL OF THE 90% COMPLETED PLANS AND SPECIFICATIONS FOR THE MOVE CULVER CITY - DOWNTOWN CORRIDOR PROJECT PS017 (PROJECT) AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS; AND, (2) ADOPTION OF A RESOLUTION CERTIFYING THE PROJECT WILL BE COMPLETED BY A SKILLED AND TRAINED WORKFORCE AND GRANTING EXEMPTIONS FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Attachments: [2021-03-22 ATT Resolution Certifying Workforce and Granting CEQA Exemptions.pdf](#)

- C-11. [21-799](#) CC - ADOPTION OF A RESOLUTION APPROVING THE CLASSIFICATION AND SALARY PLAN FOR CITY EMPLOYEES EFFECTIVE MARCH 22, 2021.

Attachments: [Misc Salary Schedule - MidYear Budget Amendment March 2021.pdf](#)

- C-12 [21-792](#) CC - (1) APPROVAL OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SAM SCHWARTZ FOR THE MOVE CULVER CITY PROJECT IN AN AMOUNT NOT-TO-EXCEED \$673,167.66; (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AMENDMENT; (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 18% NOT-TO-EXCEED \$122,000.00; AND (4) (FOUR-FIFTHS VOTE REQUIREMENT): APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$662,682.82 TO BRIDGE THE GAP IN PROJECT FUNDING FOR THE PROFESSIONAL SERVICES.

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. [21-789](#) CC - ADOPTION OF A RESOLUTION ADOPTING AN UPDATED CITY COUNCIL POLICY NO. 4210 ENTITLED FRAUD, WASTE AND ABUSE OF CITY RESOURCES, INCLUDING THE RELATED INTERNAL AUDIT FRAMEWORK, WHICH SHALL SUPERSEDE CURRENT CITY COUNCIL POLICY 4210 FRAUD PREVENTION.

Attachments: [2021-03-21 ATT 1 Resolution Adopting Fraud Waste and Abuse of City Resources Policy.pdf](#)
[2021-03-21 ATT 2 Existing Council Policy 4210 Fraud Prevention.pdf](#)

- A-2. [21-729](#) CC/HA - 1) DISCUSSION OF AFFORDABLE HOUSING PROGRAMS, INCLUDING CREATION OF AFFORDABLE MODULAR HOUSING UNITS OR DEVELOPMENT OF A HOMELESS SHELTER ON IDENTIFIED SITES; 2) DISCUSSION OF FINDINGS AND RECOMMENDATIONS OF THE MOTEL REUSE FEASIBILITY STUDY TO PROVIDE SHELTER BEDS OR PERMANENT SUPPORTIVE HOUSING; 3) UPDATE ON THE COVID-19 EMERGENCY RENTAL ASSISTANCE PROGRAM AND PROVIDE DIRECTION FOR EXTENDING THE PROGRAM; AND (4) DIRECTION TO THE CITY MANAGER ON THE FOREGOING ITEMS AS DEEMED APPROPRIATE.

Attachments: [2021-03-22 ATT 1 Housing Programs Matrix Demo Info.pdf](#)
[2021-03-22 ATT No 2 COVID 19 ERAP Status Update Chart final.pdf](#)
[2021-03-22 ATT No. 3 COVID 19 ERAP Guidelines.pdf](#)
[2021-03-22 ATT No. 4 Housing Programs 2010 200821 Step 1 Screening Criteria Summary.pdf](#)

A-3. [21-794](#) CC - (1) DISCUSSION OF A POTENTIAL HERO PAY ORDINANCE TO PROVIDE ADDITIONAL COMPENSATION TO GROCERY WORKERS, RETAIL WORKERS AND FRONT-LINE WORKERS AT SOUTHERN CALIFORNIA HOSPITAL; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2021-03-22 ATT City of LA Report on Hero Pay.pdf](#)
[2021-03-22 ATT City of LA Ordinance 186940.pdf](#)

A-4. [21-695](#) CC - (1) CONSIDERATION OF ADOPTION OF ALTERNATE PROPOSED RESOLUTIONS ESTABLISHING GUIDING PRINCIPLES FOR CULVER CITY'S 2021-2029 HOUSING ELEMENT UPDATE; AND (2) (IF DESIRED) ADOPTION OF THE PROPOSED RESOLUTION OF CHOICE.

Attachments: [2021-03-22 ATT 1 Proposed Model Resolution.pdf](#)
[2021-03-22 ATT 2 Draft WSCCOG REAP Development Constraints Scope](#)
[2021-03-22 ATT 3 Proposed Modified Model Resolution.pdf](#)
[2021-03-22 ATT 4 Housing Element Existing Approach and Schedule](#)
[2021-03-22 ATT 5 Raimi + Associates Existing Agreement](#)
[2021-03-22 ATT 6 HCD Existing Agreement](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)