



Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
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, Culver City  
Parking Authority Board and Culver City  
Housing Authority Board**

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**7:00 PM**

**Monday, July 12, 2021**

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### **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, 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: [www.CulverCity.org/youtube](http://www.CulverCity.org/youtube) or 3) Via the Webex App, which requires registration at [culvercity.org/agendas](http://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](mailto: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](http://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

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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](http://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](mailto: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

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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 matters:

- CS-1. [22-60](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
CASE NO. WCAB ADJ13015677  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)
- CS-2. [22-61](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
CASE NO(S). WCAB ADJ459065, ADJ291558  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)
- CS-3. [22-62](#) 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

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**CS-4. [22-78](#) CC - PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
TITLE: CITY ATTORNEY  
PURSUANT TO GOVERNMENT CODE SECTION  
54957(B)(1)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

**R-1. [22-65](#) A PROCLAMATION IN HONOR OF JULY AS "PARKS  
MAKE LIFE BETTER!" MONTH.**

**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 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

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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 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: 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.     [22-63](#)     CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR JUNE 19, 2021 TO JULY 2, 2021**

**Attachments:** [Final Cash Disbursements for City Council - 210712.pdf](#)

**C-2.     [22-64](#)     CC:HA:SA - APPROVAL OF MINUTES FOR THE SPECIAL CONSOLIDATED CITY COUNCIL MEETING OF JUNE 17, 2021 THE SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION MEETING OF JUNE 23, 2021, AND THE SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION MEETING OF JUNE 28, 2021**

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**Attachments:** [CCCC 06172021 Minutes for Approval.pdf](#)  
[CCCCPC 06232021 Minutes for Approval.pdf](#)  
[CCCCPC 06282021 Minutes for Approval.pdf](#)

- C-3. [21-1113](#) CC - (1) ADOPTION OF A RESOLUTION AUTHORIZING STAFF TO SUBMIT APPLICATIONS FOR VARIOUS GRANT FUNDING OPPORTUNITIES IDENTIFIED THROUGH JUNE 30, 2022 FOR TRANSPORTATION PROJECTS AND PROGRAMS; AND (2) ADOPTION OF A RESOLUTION AUTHORIZING STAFF TO SUBMIT APPLICATIONS THROUGH JUNE 30, 2022 FOR GRANT FUNDING ASSOCIATED WITH THE PURCHASE OF ALTERNATIVE FUEL VEHICLES AND OTHER EMISSION CONTROL TECHNOLOGIES.

**Attachments:** [2021-07-12 ATT 1 Resolution Transportation Projects and Programs Grant Apps.pdf](#)  
[2021-07-12 ATT 2 Resolution Air Quality Grant Apps.pdf](#)

- C-4. [22-20](#) CC - (1) ADOPTION OF A REGIONAL RESOLUTION FOR CALRECYCLE'S HOUSEHOLD HAZARDOUS WASTE (HHW) GRANT APPLICATION WITH CULVER CITY AS THE LEAD AGENCY IN PARTNERSHIP WITH WEST HOLLYWOOD; AND (2) APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA PRODUCT STEWARDSHIP COUNCIL TO SUBMIT THE APPLICATION ON BEHALF OF THE CITY.

**Attachments:** [2021-07-12 ATT Resolution Authorizing Regional Application for HHW Program.pdf](#)

- C-5. [22-32](#) CC - APPROVAL OF AN APPLICATION FOR \$13,852.00 IN GRANT FUNDS THROUGH THE FY 2021 US DEPARTMENT OF JUSTICE, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM LOCAL SOLICITATION.

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C-6. [22-35](#) CC - ADOPTION OF AN ORDINANCE ADDING SUBCHAPTER 15.06.400, AFFORDABLE HOUSING COMMERCIAL DEVELOPMENT LINKAGE FEE, TO THE CULVER CITY MUNICIPAL CODE ESTABLISHING AN AFFORDABLE HOUSING COMMERCIAL DEVELOPMENT LINKAGE FEE OF \$5 PER NET LEASABLE SQUARE FOOT, WHICH WILL BE APPLIED TO NEW NON-RESIDENTIAL DEVELOPMENT AND USED TO CREATE AFFORDABLE HOUSING.

**Attachments:** [2021-07-12 ATT 1 Proposed Ordinance.pdf](#)

C-7. [22-36](#) CC - APPROVAL OF AN APPLICATION FOR \$200,000.00 IN GRANT FUNDS THROUGH THE US DEPARTMENT OF JUSTICE, OFFICE OF COMMUNITY ORIENTED POLICING SERVICES, FY 2021 COMMUNITY POLICING DEVELOPMENT PROGRAM.

C-8. [22-37](#) CC - ADOPTION OF AN ORDINANCE AMENDING, TITLE 5, PUBLIC WORKS, OF THE CULVER CITY MUNICIPAL CODE (CCMC) TO ADD A NEW CHAPTER 5.07, WASTE REDUCTION REGULATIONS; REPEALING CERTAIN SECTIONS OF CCMC CHAPTER 11.18 POLYSTYRENE REGULATIONS UPON THE EFFECTIVE DATE OF THE ORDINANCE; AND REPEALING CERTAIN SECTIONS OF CHAPTER 11.18 ON DECEMBER 31, 2022.

**Attachments:** [Waste Reduction Regulations Ordinance](#)

C-9. [22-38](#) CC - ADOPTION OF A RESOLUTION APPROVING THE AMENDED AND UPDATED CULVER CITY ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS BYLAWS.

**Attachments:** [2021-07-12 ATT Resolution Amending the ACOHH Bylaws.pdf](#)



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C-10. [22-39](#) CC - APPROVAL OF A REGIONAL APPLICATION FOR \$960,633.18 IN GRANT FUNDS THROUGH FY 2021 LOS ANGELES COUNTY MEASURE B FUNDING.

C-11. [22-42](#) CC - APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR AMBULANCE BILLING AND OTHER RELATED SERVICES FOR AN ADDITIONAL FOUR-MONTH PERIOD IN AN AMOUNT NOT-TO-EXCEED \$40,000.

C-12. [22-43](#) CC - APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE DOWNTOWN BUSINESS ASSOCIATION (DBA) FOR GENERAL MAINTENANCE SERVICES IN DOWNTOWN CULVER CITY (DOWNTOWN) FOR THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2022.

**Attachments:** [2021-07-12 ATT DBA MOU July 2021 2022.pdf](#)

C-13. [22-45](#) CC - RECEIPT AND FILING OF THE INTERIM FINANCIAL REPORT THROUGH MARCH 31, 2021.

**Attachments:** [2021-07-12 ATT - Third Quarter Unaudited Financial Report for FY 2020 2021 oji.pdf](#)

C-14. [22-46](#) CC - (1) AUTHORIZATION TO THE CITY TO RECEIVE STATE FUNDING OF \$3 MILLION FOR A CULVER CITY BASED NON-PROFIT ORGANIZATION - NEW EARTH ORGANIZATION; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT TO RECORD THE APPROPRIATIONS TO FY 2021/2022.

**Attachments:** [2021\\_07\\_12 ATT Assembly Bill -129 Budget Act of 2021 Refer Pg 325 Sr No. 167.pdf](#)  
[2021\\_07\\_12 ATT Senate Bill -129 Budget Act of 2021 Refer Pg 325 Sr No. 167.pdf](#)

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- C-15. [22-48](#) CC - (1) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH I.C. SYSTEMS, INC. FOR COLLECTION SERVICES; AND (2) AUTHORIZATION TO THE CHIEF FINANCIAL OFFICER TO EXERCISE TWO ONE-YEAR OPTIONS TO EXTEND THE AGREEMENT.

**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. [22-22](#) CC - PUBLIC HEARING: APPEALS OF THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT P2019-0194-CUP, SITE PLAN REVIEW P2019-0194-SPR, AND ADMINISTRATIVE USE PERMIT P2019-0194-AUP, AND ADOPTION OF MITIGATED NEGATIVE DECLARATION FOR THE JEFF HOTEL, LOCATED AT 11469 JEFFERSON BOULEVARD.

**Attachments:** [Att 1 CC Resolutions.pdf](#)  
[Att 2 Appellant Letter Lozeau Drury.pdf](#)  
[Att 3 Appellant Letter Gideon Kracov.pdf](#)  
[Att 4 Supplemental Responses Jeff Hotel MND.pdf](#)  
[Att 5 PC Resolution No 2021-P003.pdf](#)  
[Att 6 Final MND.pdf](#)  
[Att 7 Development Plans.pdf](#)

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PH-2. [22-47](#) CC- PUBLIC HEARING: (1) FOUR-FIFTHS VOTE REQUIREMENT: WAIVER OF FORMAL BID PROCEDURES AND AWARD OF A CONSTRUCTION CONTRACT TO CAL-STRIPE, INC. IN THE AMOUNT OF \$253,157.95 FOR THE STREET CONSTRUCTION OF THE MOVE CULVER CITY DOWNTOWN CORRIDOR PROJECT PS017; (2) FOUR-FIFTHS VOTE REQUIREMENT: WAIVER OF FORMAL BID PROCEDURES AND AWARD OF A CONSTRUCTION CONTRACT WITH CROSSTOWN ELECTRICAL & DATA, INC. IN THE AMOUNT NOT-TO-EXCEED \$236,462 FOR THE TRAFFIC SIGNAL MATERIALS AND INSTALLATION; (3) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH CROSSTOWN ELECTRICAL & DATA, INC.; (4) AUTHORIZATION TO THE CHIEF TRANSPORTATION OFFICER TO APPROVE CHANGE ORDERS TO THE CONTRACTS IN AN AGGREGATE AMOUNT NOT-TO EXCEED \$529,000 TO COVER CONTINGENCY COSTS (20%) AND ANTICIPATED COSTS FOR WESTBOUND CULVER BOULEVARD CONSTRUCTION AND POTENTIAL POST-GO LIVE ADJUSTMENTS; AND (5) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET TRANSFER IN THE AMOUNT OF \$1,016,809.13 AND A BUDGET AMENDMENT IN THE AMOUNT OF \$495 TO BRIDGE THE GAP IN PROJECT FUNDING FOR THE CONSTRUCTION.

**ACTION ITEMS**

A-1. [22-04](#) CC - APPOINTMENT OF A MEMBER TO THE GENERAL PLAN ADVISORY COMMITTEE (GPAC).

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A-2. [22-66](#) CC - (1) PRESENTATION REGARDING A DRAFT SOFT-STORY SEISMIC RETROFIT ORDINANCE; (2) DISCUSSION OF THE SCOPE, PRIORITIZATION, TIMEFRAME, AND IMPLEMENTATION OF THE DRAFT SOFT-STORY SEISMIC RETROFIT ORDINANCE; (3) DIRECTION ON TENANT IMPACT MITIGATION PLAN (TIMP), PASS THROUGH, AND FINANCIAL INCENTIVES; AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2021 07 12 ATT No. 1 Degenkolb Survey of Wood SWOF \(Soft Story\) Buildings and Recommendations.pdf](#)  
[2021 07 12 ATT No. 2 SEAOSC Letter of Understanding Culver City 09-16-20.pdf](#)  
[2021 07 12 ATT No. 3 Culver City Soft Story Seismic Retrofit SWOF Ordinance Final Draft.pdf](#)

A-3. [22-34](#) CC - (1) PROGRESS UPDATE ON THE CULVER CITY ECONOMIC RECOVERY TASK FORCE; (2) DISCUSSION OF A LOVE LOCAL BANNER PROGRAM; (3) DISCUSSION OF LOVE LOCAL COMMUNITY AND CITY-SPONSORED ACTIVATIONS; AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [Love Local ROW Banner - Draft.pdf](#)

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A-4. [22-41](#) CC - (1) INTRODUCTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE SECTION 9.08.035, USE OF SIDEWALKS FOR OUTDOOR DINING, TO ADD THE USE OF PARKLETS AND OTHER USES IN THE PUBLIC RIGHT-OF-WAY AND MODIFY THE CURRENT OUTDOOR DINING AGREEMENT PROCESS; (2) ADOPTION OF A RESOLUTION ESTABLISHING DESIGN GUIDELINES FOR PARKLETS; (3) ADOPTION OF A RESOLUTION ESTABLISHING FEES FOR THE PARKLET PROGRAM; AND (4) ADOPTION OF A CATEGORICAL EXEMPTION RELATING THERETO, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**Attachments:** [2021-07-12 ATT 1 Proposed Ordinance Amending CCMC Section 9.08.035.pdf](#)  
[2021-07-12 ATT 2 Resolution Adopting Parklet Design Guidelines.pdf](#)  
[2021-07-12 ATT 3 Resolution Establishing PROW Use Fees for Outdoor Dining.pdf](#)

A-5. [22-21](#) CC - (1) DISCUSSION OF THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE'S RECOMMENDATION TO CHANGE ITS NAME; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**