



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 McMorris
Member Albert Vera

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
Mike Balkman Council Chambers**

7:00 PM

Monday, September 13, 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, 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 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:

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

**Regular Meeting of the City Council,
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Culver City Housing Authority Board**

September 13, 2021

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. [22-253](#) CC - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION – 1 ITEM
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**
- CS-2. [22-266](#) CC:HA - CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 3868 AND 3900 SEPULVEDA BOULEVARD
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER/EXECUTIVE DIRECTOR
SOL BLUMENFELD, COMMUNITY DEVELOPMENT DIRECTOR/ASSISTANT EXECUTIVE DIRECTOR
OTHER PARTIES NEGOTIATORS: VINNY PATEL (MOTEL OWNER)
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. [22-287](#) 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

RECOGNITION PRESENTATIONS - 6:30 PM

R-1. [22-288](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING SEPTEMBER 28, 2021 AS "NATIONAL
VOTER REGISTRATION DAY" IN CULVER CITY.

R-2. [22-289](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING SEPTEMBER 2021 AS PEDESTRIAN
SAFETY 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.

PRESENTATIONS TO CITY COUNCIL

P-1. [22-269](#) **PRESENTATION TO THE CITY COUNCIL BY THE CENTER FOR ELECTION SCIENCE REGARDING AN ELECTION VOTING METHOD CALLED APPROVAL VOTING**

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 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. [22-267](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR AUGUST 14, 2021 TO SEPTEMBER 3, 2021

Attachments: [Final Cash Disbursements for City Council - 210913.pdf](#)

- C-2. [22-268](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF AUGUST 23, 2021

Attachments: [CCCC 08232021 Minutes for Approval.pdf](#)
[CCCCSP 08232021 Minutes for Approval.pdf](#)

- C-3. [22-182](#) CC - (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH UTILITY SYSTEMS, SCIENCE & SOFTWARE (US3) IN AN AMOUNT NOT-TO-EXCEED \$352,769 TO REPLACE AND INSTALL EQUIPMENT; MAKE SYSTEM IMPROVEMENTS, PROVIDE ELECTRICAL ENGINEERING SERVICES, EVALUATE ALL PUMP STATIONS, AND MAKE RECOMMENDATIONS FOR OPTIMIZING THE SANITARY SEWER'S EMERGENCY NOTIFICATION SYSTEM (ENS); AND (2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT UP TO A CONTINGENCY AMOUNT OF \$27,231.

Attachments: [2021-09-13 ATT 1 Sole Source Letter](#)

- C-4. [22-194](#) CC- APPROVAL OF FINAL PLANS AND SPECIFICATIONS FOR THE MOVE CULVER CITY-DOWNTOWN CORRIDOR PROJECT (PS017) WESTBOUND CULVER BOULEVARD DESIGN.

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- C-5. [22-195](#) CC- (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH BET TZEDEK TO PROVIDE LEGAL SERVICES AND EDUCATIONAL OUTREACH TO ASSIST CULVER CITY TENANTS WITH RENTAL HOUSING ISSUES IN AN AMOUNT NOT-TO-EXCEED \$145,080; AND (2) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HDL COMPANIES TO IMPLEMENT AN ONLINE RESIDENTIAL RENTAL REGISTRATION SYSTEM AND PROVIDE EDUCATION AND COMPLIANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$110,000.
- C-6. [22-201](#) CC - RECEIPT AND FILING OF FY2020/2021 3RD QUARTER MEASURE CC AND C SALES TAX STATUS REPORTS AS APPROVED BY THE FINANCE ADVISORY COMMITTEE
- Attachments:** [2021_09_13_ATT - Measure CC Status Report - XXIX](#)
 [2021_09_13_ATT - Measure C Status Report - VIII](#)
- C-7. [22-202](#) CC - APPROVAL OF AND (IF DESIRED) DIRECTION RELATED TO PROPOSED AMENDMENTS TO THE FINANCE ADVISORY COMMITTEE WORK PLAN.
- Attachments:** [2021-09-13_ATT - Proposed FAC FY2021/2022 Work Plan](#)
- C-8. [22-227](#) CC - APPROVAL OF A THREE-YEAR AGREEMENT, WITH TWO ONE-YEAR EXTENSIONS, WITH ABM PARKING SERVICES TO MANAGE THE CITY'S PARKING FACILITIES IN AN AMOUNT NOT-TO-EXCEED \$1,122,150 ANNUALLY.
- C-9. [22-251](#) CC - RECEIPT AND FILING OF REPORT FROM THE FINANCE ADVISORY COMMITTEE REGARDING REVIEW OF EXTENDED STAY HOTEL/MOTEL LAND USE

C-10. [22-257](#) CC - (1) AWARD OF \$11,788 IN OFF-CYCLE SPECIAL EVENT GRANTS AND DESIGNATION OF THE ART WALK AND ROLL FESTIVAL AND THE CULVER CITY CAR SHOW AS CITY-SPONSORED EVENTS, AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; (2) AUTHORIZATION OF UP TO \$750 IN ADDITIONAL STAFF COSTS FOR THE ART WALK AND ROLL FESTIVAL SPECIAL EVENT ADMINISTRATION; AND (3) AUTHORIZATION TO THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS.

C-11. [22-263](#) CC - APPROVAL OF A PURCHASE ORDER WITH MOTOROLA FOR REPLACEMENT PORTABLE RADIOS IN AN AMOUNT NOT-TO-EXCEED \$149,996.35.

Attachments: [2021-09-13 ATT 1 Master Purchase Agreement MA-IS-1740313](#)

C-12. [22-278](#) CC - (1) EIGHTH 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: [2021-09-13 ATT1 Proclamation of Local Emergency.pdf](#)
[2021-09-13 ATT2 Health Officer Order August 23, 2021.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. [22-206](#) CC - CONTINUED PUBLIC HEARING FROM AUGUST 23, 2021 MEETING: (1) INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE BY ADDING SUBCHAPTER 15.02.500, MANDATORY SEISMIC STRENGTHENING PROVISIONS FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS (SOFT STORY SEISMIC RETROFIT); (2) DISCUSSION OF FEES, COSTS TO OWNERS, AND TENANT PASS-THROUGHS; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE

Attachments: [2021 09 13 ATT No. 1 Degenkolb Survey of Wood SWOF \(Soft Story\) Buildings and Recommendations.pdf](#)
[2021-09-13 ATT Proposed Ordinance Soft Story Retrofit.pdf](#)
[2021-09-13 ATT Public Notification.pdf](#)

ACTION ITEMS

- A-1. [22-259](#) CC - (1) ACCEPTANCE OF A 2021 FIESTA LA BALLONA SPONSORSHIP DONATION FROM AMAZON IN THE AMOUNT OF \$50,000; AND (2) FOUR FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT TO RECORD THE REVENUE OF \$50,000 AND APPROPRIATION OF \$50,000 IN FY 2021-2022 UPON RECEIPT OF THE FUNDS.
- A-2. [22-252](#) CC - (1) DISCUSSION OF RETURN TO IN-PERSON CITY COUNCIL MEETINGS; (2) CONSIDERATION OF AN EARLIER START TIME FOR CITY COUNCIL MEETINGS; AND (3) IF APPROVED, ADOPTION OF A RESOLUTION AMENDING THE REGULAR MEETING DATES AND TIMES OF THE CITY COUNCIL FOR THE CALENDAR YEAR 2021.

Attachments: [2021-09-13 ATT Cal. Government Code 54953-Meetings.pdf](#)
[2021-09-13 ATT Gov. Newsom Exec. Order N-29-20 Issued on 2020-03-04.pdf](#)
[2021-09-13 ATT Gov. Newsom Exec. Order N-08-21 Issued on 2021-06-11.pdf](#)
[2021-09-13 ATT AB 361 As Amended on 2021-08-30.pdf](#)
[2021-09-13 ATT LA County Health Officer Order Issued on 2021-08-23.pdf](#)
[2021-09-13 ATT Resolution Setting Updated Start Times for Remaining 2021 Council Regular Meeting Dates FINAL.pdf](#)

A-3. [22-277](#) 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.

A-4. [22-240](#) CC - (1) DESIGNATION OF THE CITY'S VOTING DELEGATE AND UP TO TWO ALTERNATE-DELEGATES FOR THE 2021 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE; AND (2) CONSIDER POSITIONS ON LEAGUE OF CALIFORNIA CITIES RESOLUTIONS PERTAINING TO ONLINE SALES TAX EQUITY AND SECURING RAILROAD PROPERTY MAINTENANCE.

Attachments: [2021-09-13 ATT League of CA Cities Annual Conference Resolutions Packet.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)