



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, October 25, 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. A speaker, present in the meeting, may forfeit their time to speak to cede one minute of time to one other speaker per agenda item.

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) 253-5851 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 - 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. [22-439](#) CC:SA - CONFERENCE WITH REAL PROPERTY NEGOTIATORS RE: 12337 TO 12423 WASHINGTON BOULEVARD; 4061 TO 4069 CENTINELA AVENUE; AND 4064 COLONIAL AVENUE CITY NEGOTIATORS: JOHN M. NACHBAR, CITY MANAGER/EXECUTIVE DIRECTOR; SOL BLUMENFELD, COMMUNITY DEVELOPMENT DIRECTOR/ ASSISTANT EXECUTIVE DIRECTOR; TODD TIPTON, ECONOMIC DEVELOPMENT MANAGER; AND TODD MOONEY, CITY SPECIAL COUNSEL/SUCCESSOR AGENCY SPECIAL COUNSEL OTHER PARTIES NEGOTIATORS: CULVER PUBLIC MARKET, LLC UNDER NEGOTIATION: BOTH PRICE AND TERMS OF PAYMENT PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [22-440](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING OCTOBER 25-31, 2021 AS ANNUAL WOMEN IN BUSINESS WEEK IN CULVER CITY**
- R-2. [22-446](#) CC - PRESENTATION OF A PROCLAMATION IN HONOR OF FIESTA LA BALLONA 2021.**
- R-3. [22-441](#) CC: CITY COUNCIL PRESENTATION TO CHARLES D. HERBERTSON, P.E. & L.S., DIRECTOR OF PUBLIC WORKS & CITY ENGINEER IN COMMEMORATION OF HIS RETIREMENT FROM THE CITY OF CULVER CITY.**

R-4. [22-442](#) CC: CITY COUNCIL PRESENTATION TO CAROL A. SCHWAB, CITY ATTORNEY, IN COMMEMORATION OF HER RETIREMENT FROM THE CITY OF 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.

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. [22-434](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR OCTOBER 2, 2021 TO OCTOBER 15, 2021

Attachments: [Final Cash Disbursements for City Council - 211025.pdf](#)

- C-2. [22-436](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF OCTOBER 11, 2021

Attachments: [CCCC 10112021.docx](#)

- C-3. [22-325](#) CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE CONSTRUCTION OF A CHANGEABLE MESSAGE SIGN (CMS) AND TRAFFIC SIGNAL BATTERY BACKUP SYSTEMS (BBS) ON SEPULVEDA BOULEVARD BETWEEN SAWTELLE BOULEVARD AND CENTINELA AVENUE, PROJECT NO. PZ-429

Attachments: [21-10-25 ATT - CMS Design Plan Bid #2223](#)

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- C-4. [22-326](#) CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR JEFFERSON BOULEVARD TRAFFIC SIGNAL COMMUNICATION IMPROVEMENTS PROJECT, BETWEEN DUQUESNE AVENUE AND OVERLAND AVENUE (PART OF CULVER CITY BUS SIGNAL PRIORITY SYSTEM WLAN COMMUNICATIONS EQUIPMENT INSTALLATION)

Attachments: [Jefferson Blvd Specs Bid #2222](#)

- C-5. [22-304](#) CC - APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AMERICAN DISABILITIES ACT (ADA) TRANSITION PLAN CURB RAMPS PROJECT (CDBG PROJECT NO. 602150-19 AND 602274-20).

Attachments: [ADA TP Curb Ramps - Overland Jeff Centi - Plans 101321.pdf](#)
[Specifications CDBG Curb Ramp Project.pdf](#)

- C-6. [22-427](#) CC - (1) APPOINTMENT OF HEATHER BAKER AS CITY ATTORNEY; AND (2) APPROVAL OF AN EXECUTIVE EMPLOYMENT AGREEMENT CONFIRMING SUCH APPOINTMENT

Attachments: [2021-10-25 ATT 1 Heather Baker Employment Contract](#)

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- C-7. [22-391](#) CC - (1) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GOZZERO FOR SB 1383 ORGANIC SITE ASSESSMENT, ROUTE AUDIT AND WASTE CHARACTERIZATION FOR CULVER CITY'S COMMERCIAL SECTOR IN AN AMOUNT NOT-TO-EXCEED: \$279,493.50 FOR FY 21/22 (\$254,085 BASE AMOUNT AND 10 % CONTINGENCY OF \$25,408.50); \$287,777.70 FOR FY 22/23 (\$261,707.00 BASE AMOUNT AND 10% CONTINGENCY OF \$26,170.70); AND \$296,513.80 FOR FY 23/24 (\$269,558.80 BASE AMOUNT AND 10% CONTINGENCY OF \$26,955.80); AND (2) AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN AMOUNT NOT-TO-EXCEED: \$305,409.50 FOR FY 24/25 (\$277,645.00 BASE AMOUNT AND 10% CONTINGENCY OF \$27,764.50); AND \$314,571.40 FOR FY 25/26 (\$285,974.00 BASE AMOUNT AND 10% CONTINGENCY OF \$28,597.40)
- C-8. [22-406](#) CC - AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SIKAND ENGINEERING ASSOCIATES FOR SUBDIVISION MAP ACT AND PLAN REVIEW SERVICES IN AN AMOUNT NOT-TO-EXCEED \$50,000
- C-9. [22-404](#) CC - APPROVAL OF A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR AMBULANCE BILLING AND COLLECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$105,450 FOR THE FIRST TWO YEARS, AND AUTHORIZATION TO THE CITY MANAGER TO APPROVE CONTRACT AMENDMENTS IN AN AMOUNT NOT-TO EXCEED 20% DURING THE COURSE OF THE AGREEMENT.

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- C-10. [22-415](#) CC - ADOPTION OF A RESOLUTION ALLOWING THE CITY TO CONTINUE PAYING AND REPORTING THE VALUE OF EMPLOYER PAID MEMBER CONTRIBUTIONS IN ACCORDANCE WITH GOVERNMENT CODE SECTION 20636(C)(4) AND PURSUANT TO GOVERNMENT CODE SECTION 20691.

Attachments: [2021-10-25 ATT Resolution-Paying-Reporting EPMC Culver City.pdf](#)

- C-11. [22-390](#) CC - APPROVAL OF MODIFICATIONS TO THE EXISTING SUBLEASE WITH THE ACTORS' GANG FOR USE OF THE IVY SUBSTATION.

Attachments: [Ivy Substation Condition Assessment Report](#)

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. [22-392](#) CC - (1) DIRECTION ON HOUSING ELEMENT ADOPTION AND REZONING TIMING PER ASSEMBLY BILL (AB) 1398 MANDATE; (2) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH RAIMI + ASSOCIATES, MODIFYING THE SCOPE OF SERVICES FOR THE GENERAL PLAN UPDATE (GPU); AND (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT ALLOCATING \$136,510 FROM GENERAL FUND UNASSIGNED FUND BALANCE TO THE PROJECT.

Attachments: [2021-10-25 Add Services Budget Detail](#)
[2021-10-25 Amended Agreement](#)

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- A-2. [22-398](#) CC - CONSIDERATION OF THE SELECTION OF SWEETFLOWER CULVER, LLC, AT 10000 CULVER BOULEVARD FOR A CULVER CITY STOREFRONT RETAIL COMMERCIAL CANNABIS BUSINESS PERMIT PURSUANT TO CULVER CITY MUNICIPAL CODE CHAPTER 11.17.

Attachments: [21-10-25 ATT City Council Resolution No 2018-R014](#)
[21-10-25 ATT Advisory Court Action Letter Sweet Flower](#)
[21-10-25 ATT Planning Commission Resolution No 2021-P011](#)
[21-10-25 ATT Sweet Flower Proposal.pdf](#)
[21-10-25 ATT Predevelopment Plans](#)
[21-10-25 ATT Planning Commission Staff Report](#)
[21-10-25 ATT Planning Commission Minutes.pdf](#)

- A-3. [22-431](#) CC - ADOPTION OF AN ORDINANCE APPROVING ZONING CODE AMENDMENT P2021-0036-ZCA, AMENDING CULVER CITY MUNICIPAL CODE TITLE 17: ZONING CODE, SECTION 17.610.010.D - NONCONFORMING OIL USE, TO TERMINATE NONCONFORMING OIL AND GAS USES BY NOVEMBER 24, 2026.

Attachments: [2021-10-25 ATT Oil Termination Ordinance.pdf](#)

- A-4. [22-429](#) CC - (1) ADOPTION OF A RESOLUTION PURSUANT TO AB361 TO CONTINUE THE ABILITY TO HOLD VIRTUAL MEETINGS OR HYBRID MEETINGS FOR CITY COUNCIL AND ALL CITY COMMISSIONS, BOARDS AND COMMITTEES, DURING THE COVID-19 PROCLAIMED LOCAL EMERGENCY AND CALIFORNIA STATE OF EMERGENCY; AND (2) DIRECTION TO CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2021-10-25 ATT1 Proclamation of Local Emergency.pdf](#)
[2021-10-25 ATT2 Los Angeles County Health Officer Order.pdf](#)
[2021-10-25 ATT3 Proposed Resolution AB361.pdf](#)

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

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

October 25, 2021

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)