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(310) 253-5851



Mayor Dr. Daniel Lee  
Vice Mayor Albert Vera  
Member Alex Fisch  
Member Göran Eriksson  
Member Yasmine-Imani McMorris

## 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**

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**7:00 PM**

**Monday, January 24, 2022**

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### **MEETING INFORMATION AND ACCOMMODATION:**

To combat the spread of the COVID-19, the City proclaimed a local emergency on March 14, 2020 and issued subsequent public orders that are currently in effect. 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:**

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

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administrative action or scheduled on a future agenda.

WRITTEN COMMENTS: Please provide 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. Comments received 4 hours prior to the start 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.

ORAL COMMENTS: Please register to attend the meeting via Webex at [culvercity.org/agendas](http://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>.)

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 entire 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.

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

Regular Meeting of the City Council,  
Successor Agency to the Culver City  
Redevelopment Agency Board, and  
Culver City Housing Authority Board

January 24, 2022

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**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) 253-58591 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 - 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 matter(s):

- CS-1.    [22-694](#)    CC - CONFERENCE WITH LEGAL COUNSEL -  
ANTICIPATED LITIGATION  
RE: INITIATION OF LITIGATION – 1 ITEM  
PURSUANT TO GOVERNMENT CODE SECTION  
54956.9(D)(4)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1.    [22-695](#)    CC - PRESENTATION OF A CERTIFICATE OF  
RECOGNITION TO FAMILY SELF SUFFICIENCY  
PROGRAM GRADUATES MARIA CASTILLO, DEBRA  
JACKSON, AND APRIL MERLIN**
- R-2.    [22-696](#)    CC - PRESENTATION OF A PROCLAMATION  
RECOGNIZING FEBRUARY 4, 2022 AS WORLD CANCER  
DAY**

**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)**

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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](mailto: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. [22-595](#) CC:HA:SA - APPROVAL OF CASH DISBURSEMENTS FOR JANUARY 1, 2022 TO JANUARY 14, 2022

**Attachments:** [Final Cash Disbursements for City Council - 220124.pdf](#)

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C-2. [22-638](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF JANUARY 10, 2022

**Attachments:** [CCCC 01102022 Minutes For Approval.pdf](#)

C-3. [22-567](#) CC - FOUR-FIFTHS VOTE REQUIREMENT (BUDGET AMENDMENT ONLY): APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$96,780 FROM THE PARKING AUTHORITY'S FUND BALANCE TO FUND YEARS 1 AND 2 OF AN EXISTING 10-YEAR AGREEMENT WITH SKIDATA TO SERVICE AND MAINTAIN PARKING AND REVENUE CONTROL SYSTEM EQUIPMENT IN THE CITY HALL, WATSEKA, CARDIFF AND INCE GARAGES.

C-4. [22-568](#) CC - APPROVAL OF A THREE-YEAR AGREEMENT, WITH TWO ONE-YEAR EXTENSIONS, WITH WALKER CONSULTANTS TO PROVIDE ON-CALL PARKING CONSULTING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000 ANNUALLY.

C-5. [22-584](#) CC - ADOPTION OF AN ORDINANCE APPROVING COMPREHENSIVE PLAN AMENDMENT (P2021-0174-CPA), TO ALLOW A THREE-STORY, 7,022 SQUARE FOOT COMMUNITY CENTER, UP TO TWELVE DWELLING UNITS, A RECONFIGURED COMMUNITY GARDEN, AND ASSOCIATED SITE IMPROVEMENTS AT 10808-10860 CULVER BOULEVARD (PROJECT).

**Attachments:** [22-01-24 ATT No 1 CC Ordinance Adopt 10808-10860 Culver Bl.pdf](#)  
[22-01-24 ATT No 2 Comprehensive Plan Amendment P2021-0174-CPA.pdf](#)

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- C-6. [22-587](#) CC - APPROVAL OF A FIVE-YEAR EXTENSION TO EACH OF THE EXISTING AGREEMENTS WITH ASSETWORKS, INC., A WEB-BASED, CLOUD-HOSTED FLEET MANAGEMENT SYSTEM, IN A TOTAL AMOUNT NOT-TO-EXCEED \$279,855 (\$151,505 FOR FIVE YEARS OF ANNUAL DATABASE HOSTING, \$115,500 FOR FIVE YEARS OF DATABASE MAINTENANCE AND SUPPORT SERVICES, PLUS \$12,850 IN CONTINGENCY AUTHORITY)
- C-7. [22-591](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH DEGENKOLB ENGINEERS FOR SOFT STORY SEISMIC RETROFIT PHASE III IMPLEMENTATION CONSULTANT SERVICES FOR A TERM OF UP TO ONE YEAR IN AN AMOUNT NOT-TO-EXCEED \$77,665, AND UP TO \$1,000 FOR REIMBURSABLE EXPENSES.
- C-8. [22-596](#) CC - (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH JLEE ENGINEERING FOR BUILDING INSPECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$75,000; AND (2) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH JLEE ENGINEERING FOR PLAN CHECK SERVICES FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$50,000 (AGGREGATE AMOUNT NOT-TO-EXCEED \$100,000)

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C-9. [22-600](#) CC - (1) APPROVAL OF FOURTH AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA WATERSHED ENGINEERING (CWE) FOR THE MESMER LOW-FLOW STORMWATER DIVERSION PROJECT FOR CONSTRUCTION SUPPORT AND POST-CONSTRUCTION PROJECT MONITORING IN AN AMOUNT NOT-TO-EXCEED \$113,934 TO INCREASE THE TOTAL CONTRACT NOT-TO-EXCEED AMOUNT TO \$378,096; AND (2) (FOUR FIFTHS VOTE REQUIREMENT): APPROVAL OF RELATED BUDGET AMENDMENT .

C-10. [22-619](#) CC - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT-TO EXCEED \$112,500 WITH WE ARE RALLY TO DEVELOP AND IMPLEMENT A PUBLIC COMMUNICATIONS AND MESSAGING PROGRAM TO EDUCATE AND ENGAGE THE PUBLIC ABOUT HOMELESSNESS AND THE PROPOSED HOMEKEY MOTEL REUSE PROJECTS.

**Attachments:** [2022-01-24 ATT 1 RALLY SOW.pdf](#)

C-11. [22-637](#) CC - APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR CONTRACT PLANNING SERVICES FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$92,000 (AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED \$142,000).

C-12. [22-646](#) CC - (1) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR DESIGN SURVEY SERVICES IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$26,200, FOR AN AGGREGATE CONTRACT AMOUNT OF \$40,600; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE ADDITIONAL AMENDMENT(S) TO THE AGREEMENT UP TO AN AMOUNT OF \$6,090 (15% CONTINGENCY FOR UNEXPECTED COSTS).



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- C-13. [22-658](#) CC - 1) ADOPTION OF A RESOLUTION ACCEPTING \$11,200.00 IN STATE HOMELAND SECURITY PROGRAM GRANT FUNDS AWARDED TO THE CITY OF CULVER CITY FOR THE PURCHASE OF BALLISTIC PERSONAL PROTECTION EQUIPMENT AND PROVIDING PROOF OF AUTHORITY OF THE GOVERNING BODY AS REQUIRED BY THE OFFICE OF EMERGENCY SERVICES; 2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT TO RECORD THE REVENUE OF \$11,200 AND APPROPRIATION OF \$11,200 IN FY 2021/2022 FOR THE SHSP GRANT PROGRAM.

**Attachments:** [2022-01-24 ATT Resolution CCFD Grant Authority.pdf](#)

- C-14. [22-663](#) CC - APPROVAL OF AN APPLICATION FOR \$110,080.00 IN GRANT FUNDS FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) THROUGH FISCAL YEAR 2023.

- C-15. [22-666](#) CC - APPROVAL OF AN EXECUTIVE EMPLOYMENT AGREEMENT WITH FIRE CHIEF KENNETH POWELL

**Attachments:** [Fire Chief Employment Agreement - Signed.pdf](#)

- C-16. [22-672](#) CC - APPROVAL OF AN AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH OCCU-MED LTD TO CONTINUE PROVIDING HEALTH STATUS EVALUATION SERVICES FOR AN ADDITIONAL SIX-MONTH PERIOD IN AN AMOUNT NOT-TO-EXCEED \$30,000.

- C-17. [22-673](#) CC - APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH EXODUS RECOVERY, INC TO SERVE AS THE LEAD OPERATOR AND SUPPORTIVE SERVICE PROVIDER FOR THE PROPOSED HOMEKEY INTERIM AND PERMANENT SUPPORTIVE HOUSING MOTEL CONVERSION PROJECT.

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C-18. [22-689](#) CC - ADOPT RESPECTIVE RESOLUTIONS APPROVING:  
(1) A SIX-MONTH MEMORANDUM OF UNDERSTANDING  
(MOU) WITH CULVER CITY FIREFIGHTERS  
ASSOCIATION, LOCAL 1927 AFL-CIO; AND (2) A  
SIX-MONTH MEMORANDUM OF UNDERSTANDING  
(MOU) WITH CULVER CITY FIRE MANAGEMENT GROUP.

**Attachments:** [Resolution Firefighter MOU 2022.pdf](#)  
[Resolution Fire Management MOU 2022.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**

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PH-1. [22-650](#) PUBLIC HEARING - CC- (1) FOUR-FIFTHS VOTE REQUIREMENT: WAIVER OF FORMAL BID PROCEDURES AND AWARD OF A CONSTRUCTION CONTRACT TO MMJ CONTRACTORS IN THE AMOUNT OF \$671,142 FOR THE DOWNTOWN OUTDOOR SPACE EXPANSION PROJECT; (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH MMJ CONTRACTORS; (3) AUTHORIZATION TO THE COMMUNITY DEVELOPMENT DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACTS IN AN AGGREGATE AMOUNT NOT-TO EXCEED \$100,671 TO COVER CONTINGENCY COSTS (15%); (4) APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RTI CONSULTING FOR CONSTRUCTION ADMINISTRATION AND INSPECTION IN AN AMOUNT NOT-TO-EXCEED \$48,975; AND (5) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$820,788 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE FOR THE CONSTRUCTION OF THE PROJECT.

**Attachments:** [Downtown Culver City Outdoor Expansion Design Development Drawings.pdf](#)

#### ACTION ITEMS

A-1. [22-681](#) CC - ADOPTION OF A RESOLUTION AUTHORIZING THE TEMPORARY HIRING OF RETIRED ANNUITANT SAMANTHA BLACKSHIRE FOR THE POSITION OF TRANSIT OPERATIONS MANAGER TO FULFILL A CRITICAL NEED.

**Attachments:** [2022-01-24 ATT Proposed Resolution S Blackshire.pdf](#)

- A-2. [22-661](#) CC - PUBLIC HEARING: ADOPTION OF RESOLUTION ADOPTING THE 2021-2029 HOUSING ELEMENT NEGATIVE DECLARATION AND 2021-2029 HOUSING ELEMENT (GENERAL PLAN ELEMENT AMENDMENT, P2021-0241-GPE); AND APPROVING THE SUBMITTAL OF THE 2021-2029 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW FOR SUBSTANTIAL COMPLIANCE WITH STATE LAW.

**Attachments:** [2022-01-24 ATT Resolution Adopting 2021-2029 Housing Element.pdf](#)  
[2022-01-24 ATT Resolution No. 2022-P001](#)  
[2022-01-24 ATT Initial Study and Negative Declaration](#)  
[2022-01-24 ATT HCD Pre-Submittal Letter and City Responses](#)  
[2022-01-24 ATT 2021-2029 Housing Element \(Redline, see Note 6\).pdf](#)  
[2022-01-24 ATT 2021-2029 Housing Element \(Clean\).pdf](#)  
[2022-01-24 ATT Housing Element Public Comments](#)  
[2022-01-24 ATT 2021-2029 Housing Element Guiding Principles](#)  
[2022-01-24 ATT 2021-2029 Housing Element Guiding Principles Compliance Summary](#)  
[2022-01-24 ATT Commission Committees Input Summary](#)  
[2022-01-24 ATT Opportunity Sites](#)  
[2022-01-24 ATT Draft Special PC Meeting Minutes of 01-06-2022.pdf](#)

- A-3. [22-459](#) CC (1) DISCUSSION AND REVIEW OF OPTIONS FOR THE CLOSURE OF MAIN STREET, BETWEEN CULVER BOULEVARD AND THE CITY BOUNDARY SOUTH OF VENICE BOULEVARD, AND THE INSTALLATION OF BOLLARDS; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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A-4. [22-639](#) CC - (1) DISCUSSION OF ALLEGED COMMITTEE MEMBER MISCONDUCT AND POSSIBLE DISCIPLINARY ACTION UP TO AND INCLUDING REMOVAL FROM THE COMMITTEE; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE

**Attachments:** [2022-01-24 ATT Council Policy 3002.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)