



Mike Balkman
Council Chambers
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851



Mayor Dr. Daniel Lee
Vice Mayor Albert Vera
Member Göran Eriksson
Member Alex Fisch
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**

7:00 PM

Monday, June 13, 2022

MEETING INFORMATION AND ACCOMMODATION:

Face masks are required to be worn by everyone present in the Mike Balkman Council Chambers, regardless of vaccination status.

In addition to attending meetings in person, meetings may be 1) viewed live online at www.culvercity.org/meetings and clicking on the “In Progress” meeting, 2) the Culver City YouTube channel or 3) Via Webex, which requires pre-registration. Complete information on how to attend and participate in a City Council meeting and provide public comment can be found at www.culvercity.org/agendas.

City Council meetings may also be viewed live in Culver City on Channel 35 (Spectrum subscribers), on Channel 37 (Frontier subscribers), and Channel 99 (AT&T U-Verse subscribers). Please check channel guide listings for your provider.

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.

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 administrative action or scheduled on a future agenda.

Go to www.culvercity.org/agendas for complete information on how to provide written and oral comments.

WRITTEN COMMENTS: Please provide comments via eComment at www.culvercity.org/meetings. Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Written comments may also be sent via public.comment@culvercity.org, or mail. Should you not wish to have your personal contact information placed into the record of the meeting, please submit comments via the eComment portal. Those received 4 hours in advance of the start time will be provided to Council Members and 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: We encourage everyone who wishes to speak to register to attend the meeting www.culvercity.org/agendas. Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. In-person attendees may also register to speak upon arrival. Speakers will be called in chronological order, based on when they registered to attend. At the start of each agenda item, staff will read aloud the names of those who have registered and requested to speak on an agenda item. Requests to speak that are received after the start of the public comment period for that agenda item will not be considered until the end of the meeting. A tutorial on Webex Registration is available at Culver City's YouTube page www.youtube.com/cityofculvercitygov.

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)

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

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June 13, 2022

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 matter(s):

- CS-1. [22-1150](#) CC - CONFERENCE WITH LABOR NEGOTIATORS**
CITY DESIGNATED REPRESENTATIVES: CITY
MANAGER JOHN NACHBAR; ASSISTANT CITY
MANAGER ONYX JONES
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. [22-1135](#) CC - PRESENTATION OF A PROCLAMATION**
DESIGNATING JUNE AS PRIDE MONTH 2022
- R-2. [22-1136](#) CC - PRESENTATION OF A PROCLAMATION IN**
CELEBRATION OF JUNETEENTH 2022
- R-3. [22-1149](#) CC- PRESENTATION OF THE FIRST INNOVATION AND**
PERFORMANCE AWARDS, CREATED BY THE FINANCE
ADVISORY COMMITTEE, TO RECOGNIZE TWELVE
CULVER CITY STAFF MEMBERS FOR THEIR FISCAL
YEAR 2021-2022 PROJECTS THAT MAKE LIFE BETTER
IN CULVER CITY.

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- R-4. [22-1127](#) CC- PRESENTATION OF AWARDS CREATED BY THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE TO LISA SKELLY AND GRACE DINER IN RECOGNITION OF THEIR SERVICE TO CULVER CITY WHICH PROMOTES THE FULL ACCEPTANCE OF ALL PEOPLE IN ALL ASPECTS OF COMMUNITY LIFE.

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. [22-1144](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR MAY 14, 2022 TO JUNE 3, 2022**

Attachments: [Final Cash Disbursements for City Council - 220613a.pdf](#)

- C-2. [22-1145](#) **CC:HA:SA:PA - CONSENT: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETINGS ON MAY 16, 2022, MAY 17, 2022 AND MAY 23, 2022**

Attachments: [CCCC 05162022 Minutes for Approval.pdf](#)
[CCCC 05172022 Minutes for Approval.pdf](#)
[CCCC 05232022 Minutes for Approval.pdf](#)

- C-3. [22-1022](#) **CC - CONSENT ITEM: APPROVAL OF A FIVE-YEAR PROFESSIONAL SERVICE AGREEMENT WITH TURBO DATA SYSTEMS, INC. (TDS) FOR PARKING CITATION PROCESSING AND COLLECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$350,000.00 THROUGH JUNE 30, 2027.**

Attachments: [2022-05-23 – ATT Turbo Data Systems Letter](#)

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- C-4. [22-1049](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE SERVICES, INC., TO CONTINUE CITY-WIDE LANDSCAPE MAINTENANCE SERVICES FOR AN ADDITIONAL SIX-MONTH PERIOD IN AN AMOUNT NOT-TO-EXCEED \$110,000.
- C-5. [22-1091](#) CC - CONSENT ITEM: APPROVAL OF AN AGREEMENT WITH ACCELA FOR SYSTEM MIGRATION TO ACCELA CLOUD SOLUTION IN AN AMOUNT NOT-TO-EXCEED \$258,400; AND (2) AUTHORIZATION TO THE CITY MANAGER TO EXTEND THE AGREEMENT FOR FOUR ADDITIONAL ONE-YEAR PERIODS.

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- C-6. [22-1099](#) CC - CONSENT ITEM: (1) PROGRESS REPORT ON THE IMPLEMENTATION OF THE RENT CONTROL ORDINANCE AND TENANT PROTECTIONS ORDINANCE; (2) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BAE URBAN ECONOMICS TO INCLUDE THE DEVELOPMENT OF GUIDELINES AND PROCEDURES AND RELATED MATERIALS TO EXECUTE THE CAPITAL IMPROVEMENT PASS-THROUGHS, NO FAULT EVICTIONS, HEARING AND APPEALS, AND AN ADMINISTRATIVE HANDBOOK IN AN AMOUNT NOT-TO-EXCEED \$70,116; (3) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES TO CONTINUE IMPLEMENTING A PUBLIC COMMUNICATIONS PROGRAM FOR THE RENT CONTROL ORDINANCE AND TENANT PROTECTIONS ORDINANCE IN AN AMOUNT NOT-TO-EXCEED \$30,500; (4) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HDL TO CONTINUE MAINTENANCE OF THE ONLINE RESIDENTIAL RENTAL REGISTRATION SYSTEM AND EDUCATION AND COMPLIANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$110,000; (5) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SHERI ROSS TO CONDUCT APPEAL HEARINGS RELATED TO PETITIONS AND APPLICATIONS FROM LANDLORDS AND TENANTS AT A RATE OF \$112.50 PER HOUR IN AN AMOUNT NOT-TO-EXCEED \$10,000; (6) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BET TZEDEK TO CONTINUE PROVIDING LEGAL SERVICES, RELATING TO LANDLORD-TENANT AND OTHER HOUSING ISSUES, TO CULVER CITY RESIDENTS IN AN AMOUNT NOT-TO-EXCEED \$144,214.

C-7. [22-1104](#) CC CONSENT ITEM: (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH STEER TO CONDUCT A CITYWIDE TRANSPORTATION DEMAND MANAGEMENT (TDM) STUDY IN AN AMOUNT NOT-TO-EXCEED \$494,868.75; AND (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AGREEMENT; AND (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 14% NOT-TO-EXCEED \$55,131.25

C-8. [22-1109](#) CC - CONSENT ITEM: (1) CONSIDERATION OF DIRECT FINANCIAL ASSISTANCE IN THE AMOUNT OF \$34,000; FIRE, POLICE, AND PUBLIC WORKS DEPARTMENT IN-KIND SUPPORT; AND WAIVER OF THE BANNER APPLICATION FEES FOR THE 52ND ANNUAL 4TH OF JULY FIREWORKS SHOW CHARITABLE FUNDRAISING EVENT PRODUCED BY THE EXCHANGE CLUB OF CULVER CITY, A NON-PROFIT ORGANIZATION, TO BE HELD ON THE CAMPUS OF WEST LOS ANGELES COLLEGE ON JULY 3, 2022; (2) CONSIDERATION OF DESIGNATION OF THE 52ND ANNUAL 4TH OF JULY FIREWORKS SHOW AS A CITY-SPONSORED EVENT; AND (3) APPROVAL OF A RELATED MEMORANDUM OF UNDERSTANDING.

Attachments: [2022-06-13 ATT Exchange Club Fireworks Support Letter 2022.pdf](#)

C-9. [22-1118](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES ON-CALL AGREEMENT WITH AZ CONSTRUCTION (DBA ACE FENCE) IN AN AMOUNT NOT-TO-EXCEED \$150,000, THROUGH DECEMBER 31, 2022 FOR FENCING REPAIR SERVICES

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- C-10. [22-1120](#) CC - CONSENT ITEM: (1) APPROVAL OF A FIVE-YEAR (5) PROFESSIONAL SERVICES AGREEMENT WITH SAFE MOVES, A CALIFORNIA NON-PROFIT CORPORATION, FOR CONSULTING SERVICES IN THE SAFE ROUTES TO SCHOOL EDUCATION PROGRAM, A JOINT PROJECT OF THE CULVER CITY UNIFIED SCHOOL DISTRICT (CCUSD) AND THE CITY OF CULVER CITY, IN AN AMOUNT NOT-TO-EXCEED \$349,600; AND (2) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SAFE MOVES, A CALIFORNIA NON-PROFIT CORPORATION, FOR CONSULTING SERVICES IN THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, IN AN AMOUNT NOT-TO-EXCEED \$25,000.

Attachments: [RFP 2221 SRTS.pdf](#)

- C-11. [22-1129](#) CC - CONSENT ITEM - ADOPTION OF A RESOLUTION INCORPORATING SEPULVEDA BOULEVARD FROM VENICE BOULEVARD TO THE SOUTHERLY CITY BOUNDARY NEAR FRANKLIN AVENUE, ON THE LIST OF CITY PROJECTS TO BE FUNDED BY SB1 (THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017).

Attachments: [2022-06-13 ATT Resolution FY 22-23 SB 1 Funded Projects.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. [22-1080](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2022/2023.

Attachments: [FY 2022-23 W. Washington No. 1 Engineer's Report.pdf](#)
[FY 22-23 - Washington Boulevard No. 1 - Levy Reso.pdf](#)

PH-2. [22-1081](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2022/2023.

Attachments: [FY 2022-23 W. Washington No. 2 Engineer's Report.pdf](#)
[FY 22-23 - Washington Boulevard No. 2 - Levy Reso.pdf](#)

PH-3. [22-1082](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 3 FOR FISCAL YEAR 2022/2023.

Attachments: [FY 2022-23 W. Washington No. 3 Engineer's Report.pdf](#)
[FY 22-23 - Washington Boulevard No. 3 - Levy Reso.pdf](#)

ACTION ITEMS

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- A-1. [22-1130](#) CC - ACTION ITEM: (1) APPOINTMENTS TO THE CIVIL SERVICE COMMISSION; CULTURAL AFFAIRS COMMISSION; PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION; PLANNING COMMISSION; BOARD OF TRUSTEES OF THE LOS ANGELES COUNTY WEST VECTOR AND VECTOR-BORNE DISEASE CONTROL DISTRICT; LANDLORD-TENANT MEDIATION BOARD; ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS; BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE; DISABILITY ADVISORY COMMITTEE; EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE; FIESTA LA BALLONA COMMITTEE; FINANCE ADVISORY COMMITTEE; AND LAX AREA ADVISORY COMMITTEE; AND (2) DIRECTION TO THE CITY CLERK REGARDING ANY VACANCIES NOT FILLED.

Attachments: [CC Policy 3002 Commissions, Boards and Committees 05-10-2021 \(2\).pdf](#)

- A-2. [22-1119](#) CC/HA: ACTION ITEM - DISCUSSION AND (IF DESIRED) APPROVAL OF A REQUEST BY COMMUNITY CORPORATION OF SANTA MONICA (COMMUNITY CORP) TO INCREASE A LOAN COMMITMENT AND MODIFY THE PROJECT DESCRIPTION FOR A PROPOSED 100% AFFORDABLE HOUSING PROJECT TO BE DEVELOPED IN PARTNERSHIP WITH CULVER PALMS UNITED METHODIST CHURCH AT 4464 SEPULVEDA BOULEVARD, CULVER CITY

Attachments: [2022-06-13 ATT 1 SMC City Decision Memo.4464 Sepulveda Blvd.pdf](#)
[2022-06-13 ATT 2 SMC COUNCIL HOUSING SUBCOMM FEB 2021 AGENDA \(3\).pdf](#)
[2022-06-13 ATT 3 SMC Revised and Existing Commitments Letters Merged.pdf](#)
[2022-06-13 ATT 4 SMC CULVERCITY LACDA.pdf](#)
[2022-06-13 ATT 5 Correspondence from Community Corp.pdf](#)
[2022-06-13 ATT 6 SMC LMIHAF.pdf](#)

- A-3. [22-1138](#) CC - (1) ACTION ITEM: DISCUSSION AND CONSIDERATION OF WHETHER TO PLACE A MEASURE ON THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION BALLOT TO SUBMIT TO THE VOTERS AN AMENDMENT TO CULVER CITY MUNICIPAL CODE SECTION 11 TO INCREASE THE BUSINESS LICENSE TAX RATES AND UPDATE VARIOUS SECTIONS OF THE CODE; (2) (IF DESIRED) CREATION OF AN AD HOC BUSINESS LICENSE TAX BALLOT MEASURE CITY COUNCIL SUBCOMMITTEE AND APPOINT TWO COUNCIL MEMBERS THERETO; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2022.05.23 Attachment No. 1 Avenue's Proposed Business License Rate Increase by Classifications](#)

- A-4. [22-1137](#) CC - ACTION ITEM: (1) DISCUSSION AND CONSIDERATION OF WHETHER TO PLACE A BALLOT MEASURE ON THE NOVEMBER 8, 2022, GENERAL MUNICIPAL ELECTION BALLOT TO DEVELOP AN AFFORDABLE/WORKFORCE HOUSING PARCEL TAX ORDINANCE; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2022 05 23 ATT Attachment 1 Parcel Tax Scenarios](#)

A-5. [22-1090](#) CC - ACTION ITEM: (1) PRESENTATION AND
DISCUSSION OF CREATING A SYSTEM OF
REPARATIONS DESIGNED TO NARROW THE RACIAL
INCOME AND HOUSING GAP IN THE CITY, PER THE
RECOMMENDATION FROM THE CITY COUNCIL AD HOC
EQUITY SUBCOMMITTEE; AND (2) DIRECTION TO THE
CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [Attachment 1 City of Evanston Resolution 58-R-19](#)
[Attachment 2 Evanston Historical Context Study](#)
[Attachment 3 City of San Luis Obispo DEI Recommendations](#)
[Attachment 4 AB 3121 Interim Reports](#)
[Attachment 5 RESO 2021-R066 - Acknowledging Racial
History of Culver City](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)