



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, Culver City
Parking Authority Board, and Culver City
Housing Authority Board**

7:00 PM

Monday, June 27, 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.

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

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

June 27, 2022

**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 matter(s):

- CS-1. [22-1106](#) 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

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. [22-1171](#) CC - PRESENTATION OF THE CULVER CITY SUSTAINABLE BUSINESS CERTIFICATION PROGRAM AND ANNOUNCEMENT OF THE PROGRAM'S FOURTH YEAR CERTIFICATION RECIPIENTS.

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. [22-1170](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JUNE 4, 2022 TO JUNE 17, 2022

Attachments: [Final Cash Disbursements for City Council - 220627.pdf](#)

- C-2. [22-1174](#) CC:HA:SA - CONSENT: APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING ON JUNE 6, 2022 AND THE REGULAR CITY COUNCIL MEETING ON JUNE 13, 2022

Attachments: [CCCC 06062022 Minutes for Approval.pdf](#)
[CCCC 06132022 Minutes for Approval.pdf](#)

- C-3. [22-1058](#) CC:PA - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO AN EXISTING AGREEMENT WITH ABM INDUSTRIES FOR UNANTICIPATED PARKING FACILITY EXPENSES IN CITY PARKING GARAGES FOR AN AMOUNT NOT-TO-EXCEED \$161,187.

- C-4. [22-1161](#) CC:HA - CONSENT ITEM: (1) WAIVER OF FORMAL COMPETITIVE BIDDING PROCEDURES; AND (2) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ST. JOSEPH'S CENTER TO PERFORM CASE MANAGEMENT, NEEDS ASSESSMENT, JOB DEVELOPMENT SERVICES AND SUPPORTIVE SERVICE REFERRALS FOR THE FAMILY SELF-SUFFICIENCY PROGRAM FOR FISCAL YEARS 2022/2023, 2023/2024 AND 2024/2025 IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$463,346.

Attachments: [2022-07-25 ATT No.1 FSS-SJC.Contract.pdf](#)

C-5. [22-1077](#) CC - CONSENT ITEM: (1) AWARD OF A CONSTRUCTION CONTRACT TO CROSTOWN ELECTRICAL & DATA, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$487,985, FOR THE (I) CONSTRUCTION OF THE SEPULVEDA BOULEVARD CHANGEABLE MESSAGE SIGN (CMS) AND TRAFFIC SIGNAL BATTERY BACKUP SYSTEM (BBS) IMPROVEMENT PROJECT, PZ-429, (II) JEFFERSON BOULEVARD AND KELMORE STREET INTERSECTION SAFETY IMPROVEMENT PROJECT, PS-019, ATPL-5240(041) AND (III) JEFFERSON BOULEVARD TRAFFIC SIGNAL COMMUNICATION IMPROVEMENT (CULVER CITY BUS PRIORITY SYSTEM); (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$109,000 (22%); AND (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL A BUDGET AMENDMENT APPROPRIATING \$157,000 OF ACTIVE TRANSPORTATION PROGRAM LOCAL (ATPL) GRANT FUNDS TO PS-019.

Attachments: [5240\(041\) PSA FULLY EXECUTED](#)

C-6. [22-1078](#) CC - CONSENT ITEM - APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE DOWNTOWN BUSINESS ASSOCIATION (DBA) FOR GENERAL MAINTENANCE SERVICES IN DOWNTOWN CULVER CITY (DOWNTOWN) IN AN AMOUNT NOT-TO-EXCEED \$125,457 FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023.

Attachments: [2022-06-27-CC-ATT-1-DBA MOU 07-2022-06-2023.pdf](#)

C-7. [22-1098](#) CC - CONSENT ITEM: APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR GENERAL PLANNING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$82,000

-
- C-8. [22-1126](#) CC - CONSENT ITEM - (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SOCIAL STORMWATER RUNOFF SOLUTIONS SERVICES INC. FOR STORMWATER CONSULTING SERVICES AT THE CULVER CITY TRANSFER AND RECYCLING STATION IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$210,000 FOR FY 2022-2023, 2023-2024 AND 2024-2025 (\$70,000 ANNUALLY); AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS FOR FY 2025-2026 AND 2026-2027 IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$140,000 FOR TWO YEARS (\$70,000 EACH YEAR).
- C-9. [22-1131](#) CC - CONSENT ITEM - APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH NBS GOVERNMENT FINANCE GROUP FOR ENHANCED TAX ROLL BILLING SERVICES FOR THE SAFE/CLEAN WATER PROTECTION MEASURE (MEASURE CW) AND ENHANCED TAX ROLL BILLING FOR REFUSE COLLECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$190,051 FOR A FIVE-YEAR TERM THROUGH FISCAL YEAR 2026-2027.
- C-10. [22-1132](#) CC - CONSENT ITEM - APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE CITY OF BEVERLY HILLS TO FUND OPERATIONS & MAINTENANCE OF THE CULVER BOULEVARD STORMWATER FILTRATION/RETENTION REGIONAL PROJECT.

Attachments: [2022-06-27-ATT - BH Culver City MOU Agreement-Final](#)

-
- C-11. [22-1133](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT; (2) DECLARING THE INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND (3) SETTING THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING

Attachments: [Engineer's Report - 2022 Higuera Street .pdf](#)
[Resolution of Intention - Higuera.pdf](#)

- C-12. [22-1134](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; (2) DECLARING THE INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND (3) SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARING.

Attachments: [Engineer's Report - 2022 Landscape Maintenance District 1 .pdf](#)
[Resolution of Intention - LMD1.pdf](#)

- C-13. [22-1152](#) CC - CONSENT ITEM: APPROVAL OF AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH COLANTUONO HIGHSMITH WHATLEY, PC FOR LEGAL SERVICES ON AN AS-NEEDED BASIS.

-
- C-14. [22-1159](#) CC - CONSENT ITEM: (1) APPROVAL OF A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH WALK 'N ROLLERS, FOR CONSULTING SERVICES IN THE SAFE ROUTES TO SCHOOL EDUCATION PROGRAM (SRTS), A JOINT PROJECT OF THE CULVER CITY UNIFIED SCHOOL DISTRICT (CCUSD) AND THE CITY OF CULVER CITY (CITY), IN AN AMOUNT NOT-TO-EXCEED \$152,000; (2) AUTHORIZATION TO ACCEPT GRANT FUNDS FROM THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, IN THE AMOUNT OF \$75,000; (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT TO ALLOCATE THE GRANT FUNDS; (4) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH WALK 'N ROLLERS, FOR CONSULTING SERVICES IN THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, IN AN AMOUNT NOT-TO-EXCEED \$25,000; AND (5) AUTHORIZATION TO STAFF TO PURCHASE THROUGH WALK 'N ROLLERS, BICYCLE AND PEDESTRIAN SAFETY EQUIPMENT AND EDUCATIONAL MATERIALS, IN AN AMOUNT NOT-TO-EXCEED \$21,500.
- C-15. [22-1181](#) CC - CONSENT ITEM: APPROVAL OF AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AON RISK INSURANCE SERVICES WEST, INC. TO CONTINUE PROVIDING BROKER SERVICES FOR THE CITY'S INSURANCE PROGRAMS THROUGH JUNE 30, 2023

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. [22-1102](#) CC:SA:HA:PA - PUBLIC HEARING: (1) ADOPTION OF A CITY COUNCIL RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR (FY) 2022/2023; (2) ADOPTION OF RESPECTIVE RESOLUTIONS ADOPTING THE FY 2022/2023 BUDGET FOR THE CITY OF CULVER CITY, THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, THE CULVER CITY HOUSING AUTHORITY, AND THE CULVER CITY PARKING AUTHORITY; AND (3) ADOPTION OF A RESOLUTION APPROVING SALARY SCHEDULES FOR MISCELLANEOUS EMPLOYEES, POLICE SAFETY EMPLOYEES AND FIRE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2022.

Attachments: [Gann Limit Resolution 22-23.pdf](#)
[2022-23 Adopted Budget Resolution-City.pdf](#)
[2022-23 Adopted Budget Resolution - Successor Agency.pdf](#)
[2022-23 Adopted Budget Resolution - Housing Authority.pdf](#)
[2022-23 Adopted Budget Resolution - Parking Authority.pdf](#)
[ADJUSTMENTS to Proposed Budget for 22-23.pdf](#)
[Employee Salary Schedule Resolution July 2022](#)
[2022-23 CIP Budget.pdf](#)

ACTION ITEMS

- A-1. [22-1107](#) CC - ACTION ITEM: (1) CONSIDERATION OF RECOMMENDATION FROM CULTURAL AFFAIRS COMMISSION REGARDING A \$35,000 LOAN FROM CITY TO CULVER CITY ARTS FOUNDATION; AND (2) DISCUSSION AND DIRECTION TO CITY MANAGER AS DEEMED APPROPRIATE

Attachments: [22-06-13 ATT No. 1 2019 Memorandum of Understanding Between the City of Culver City and Culver City Arts Foundation](#)
[22-06-13 ATT No. 2 Culver Arts Letter Dated April 7, 2022](#)
[22-06-13 ATT No. 3 Loan Reconciliation - Grant Funding Overview \(2019 through 2022\)](#)
[22-06-13 ATT No. 4 Culver Arts Treasurer's Report - May 1, 2022](#)

- A-2. [22-1173](#) CC:HA - ACTION ITEM: (1) STATUS UPDATE ON THE IMPLEMENTATION OF THE HOMEKEY ROUND 2 GRANT AWARD OF \$26.6 MILLION FOR MOTEL CONVERSION OF 3868 AND 3900 SEPULVEDA BOULEVARD; AND (2) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH EXODUS RECOVERY INC., AS LEAD SUPPORTIVE SERVICE PROVIDER, OPERATOR AND PROPERTY MANAGER OF THE 74 UNIT (PLUS TWO MANAGER UNITS) SERVICE-ENRICHED INTERIM AND PERMANENT SUPPORTIVE HOUSING HOMEKEY MOTEL CONVERSION PROJECT FOR FISCAL YEARS 22/23 THROUGH 24/25 IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$12,189,429 (FY 22/23 \$4,043,019; FY 23/24 \$4,013,010; FY 24/25 \$4,133,400).
- A-3. [22-1175](#) CC - ACTION ITEM: (1) REVIEW AND DISCUSSION OF UPDATE, INFORMATIONAL MATERIALS AND SURVEY REGARDING COMPREHENSIVE REVISIONS TO ZONING CODE REQUIREMENTS AND STANDARDS RELATING TO REQUIRED OFF-STREET PARKING CITYWIDE; AND (2) DIRECTION RELATED TO DISCUSSION ITEMS.

Attachments: [22-06-27 ATT No 1 CC Staff Report and Support Letter AB1401.pdf](#)
[22-06-27 ATT No 2 Compilation of Parking Research.pdf](#)
[22-06-27 ATT No 3 PC Discussion Meetings Staff Reports.pdf](#)
[22-06-27 ATT No 4 PC Discussion Meetings Minutes.pdf](#)
[22-06-27 ATT No 5 Survey Results.pdf](#)

- A-4. [22-953](#) CC - ACTION ITEM: (1) APPROVAL OF A CONCEPTUAL PLAN TO DEMOLISH AND REBUILD THE FARRAGUT CONNECTOR (THE “PROJECT”); (2) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH LINDA ENDLER IN AN AMOUNT NOT-TO-EXCEED \$49,950 TO PREPARE AND PRESENT CONCEPTUAL PLANS, CREATE CONSTRUCTION/BID DOCUMENTS AND TO SUPERVISE THE PROJECT’S CONSTRUCTION; AND (3) AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE CONSTRUCTION OF THE PROJECT.

Attachments: [2022 06 27 ATT 1 Farragut Connector Photographs.pdf](#)
[2022 06 27 ATT 2 Farragut Connector Conceptual Plan.pdf](#)
[2022 06 27 ATT 3 Linda Endler Proposal.pdf](#)

- A-5. [22-1083](#) CC - ACTION ITEM: (1) DISCUSSION REGARDING MASKING REQUIREMENTS AT INDOOR CITY COUNCIL AND CITY COMMISSION, BOARD AND COMMITTEE MEETINGS; 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)