



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, September 19, 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) 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. [23-180](#) 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. [23-118](#) CC- PRESENTATION OF A PROCLAMATION IN
OBSERVANCE OF CLEAN AIR DAY 2022**
- R-2. [23-119](#) CC - A PROCLAMATION IN CELEBRATION OF
NATIONAL HISPANIC HERITAGE MONTH 2022**
- R-3. [23-176](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING SEPTEMBER 20, 2022 AS NATIONAL
VOTER REGISTRATION DAY**

Sponsors: City Clerk Bocchino

R-4. [23-169](#) CC: CITY COUNCIL PRESENTATION TO SOL BLUMENFELD, DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT IN COMMEMORATION OF HIS 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.

PRESENTATIONS TO CITY COUNCIL

P-1. [23-198](#) CC - PRESENTATION TO THE CITY COUNCIL FROM THE WEST BASIN MUNICIPAL WATER DISTRICT REGARDING THE DISTRICT'S DROUGHT PROGRAMS AND REBATES

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. 23-18 CC - CONSENT ITEM: RECEIPT AND FILING OF THE BIENNIAL WRITTEN REPORTS OF CULVER CITY'S COMMISSIONS, BOARDS, AND COMMITTEES.

Attachments: [2022-09-19 ATT - ACOHH.pdf](#)
[2022-09-19 ATT - BPAC.pdf](#)
[2022-09-19 ATT - CSC.pdf](#)
[2022-09-19 ATT - CAC.pdf](#)
[2022-09-19 ATT - DAC.pdf](#)
[2022-09-19 ATT - EHRAC.pdf](#)
[2022-09-19 ATT - FAC.pdf](#)
[2022-09-19 ATT - LTMB.pdf](#)
[2022-09-19 ATT - PRCS.pdf](#)
[2022-09-19 ATT - PC.pdf](#)

C-2. 23-161 CC- CONSENT ITEM: (1) AUTHORIZATION OF THE E ACCEPTANCE OF CITIES AND COUNCILS OF GOVERNMENTS INTERIM HOUSING SERVICES (CCOGIHS) GRANT FUNDS IN THE AN AMOUNT OF \$1,109,600 FROM THE COUNTY OF LOS ANGELES (COUNTY) CHIEF EXECUTIVE OFFICE OF HOMELESS INITIATIVE (CEO-HI); AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVALE OF A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE).

C-3. 23-163 CC - CONSENT ITEM: APPROVAL OF A FIVE-YEAR AGREEMENT WITH SUSTAINABLE MANAGEMENT SERVICES, LLC., TO MANAGE THE CULVER CITY FARMERS' MARKET FOR AN AMOUNT NOT-TO-EXCEED \$627,440 PLUS 20% OF NET REVENUES GENERATED BY THE CULVER CITY FARMERS' MARKET.

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- C-4. [23-168](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 3.05 "PERSONNEL POLICIES"; TO BE CONSISTENT WITH PROPOSED CHANGES TO THE CIVIL SERVICE RULES

Attachments: [2022-09-19 ATT Proposed Ordinance Amending 3.05.pdf](#)

- C-5. [23-172](#) CC - CONSENT ITEM: (1) CONSIDERATION OF A RECOMMENDATION BY THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE (EHRAC) AND AUTHORIZATION TO THE EHRAC TO CONDUCT AN EVENT ENTITLED "PAPER TIGERS: A MOVIE SCREENING AND COMMUNITY CONVERSATION ON CHILDHOOD TRAUMA AND EQUITY"; (2) AUTHORIZATION TO THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND AGREEMENTS NEEDED TO CONDUCT THE EVENT.

- C-6. [23-175](#) CC - CONSENT ITEM: CONSIDERATION OF THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE'S RECOMMENDATION TO CITY COUNCIL TO APPROVE AND ADOPT THE RECOMMENDED CIVIL DISCOURSE GUIDELINES FOR DISTRIBUTION TO THE PUBLIC, TO CITY COUNCIL AND TO ALL CITY COMMISSIONS, BOARDS AND COMMITTEES.

Attachments: [Recommended Civil Discourse Guidelines .pdf](#)

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- C-7. [23-178](#) CC - CONSENT ITEM: (1) CONSIDERATION OF A RECOMMENDATION BY THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE (EHRAC) AND AUTHORIZATION TO THE EHRAC TO CONDUCT A LATINO HERITAGE EVENT IN OCTOBER 2022; AND (2) AUTHORIZATION TO THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND AGREEMENTS NEEDED TO CONDUCT THE EVENT.
- C-8. [23-183](#) CC - CONSENT ITEM: APPROVAL OF THE 100% CIVIL, 100% STRUCTURAL AND 80% ELECTRICAL PLANS AND SPECIFICATIONS FOR PHASE 1 OF THE CITYBUS ELECTRIFICATION INFRASTRUCTURE PROJECT AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS.
- C-9. [23-186](#) CC - CONSENT ITEM: (1) APPROVAL OF A PURCHASE ORDER WITH NEW FLYER OF AMERICA, INC, IN AN AMOUNT NOT-TO-EXCEED \$685,463 FOR FIVE DEPOT CHARGERS; AND (2) APPROVAL OF A CHANGE ORDER TO INCREASE A PURCHASE ORDER WITH NEW FLYER OF AMERICA, INC. IN AN AMOUNT NOT-TO-EXCEED \$417,156 FOR SIX BATTERY ELECTRIC BUSES.

Attachments: [2022 09 19 ATT 1 SR-2661 New Flyer Customer Surcharge Jun 2022.pdf](#)

- C-10. [23-189](#) CC - CONSENT ITEM: 1) APPROVAL OF A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS FOR CITYWIDE TREE TRIMMING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$5,908,517; AND 2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVE A BUDGET AMENDMENT TO INCREASE TREE MAINTENANCE FUNDING FROM \$1,008,528 TO \$\$1,444,779 IN FISCAL YEAR 2022-2023

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- C-11. [23-197](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY POLICE OFFICERS' ASSOCIATION FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2025

Attachments: [CCPOA MOU Reso 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

PH-1. [23-147](#) CC - PUBLIC HEARING: (1) INTRODUCTION OF AN ORDINANCE: (A) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100, OF CHAPTER 15.02, "ADOPTION OF STATE CODES", (B). REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.1100, OF CHAPTER 15.02, "LOCAL AMENDMENTS TO THE GREEN BUILDING STANDARDS CODE, BUILDING CODE AND RESIDENTIAL BUILDING CODE, TO ESTABLISH REACH CODE STANDARDS" AND (C) ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2022 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA RESIDENTIAL BUILDING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 EXISTING BUILDING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AND 2022 CALIFORNIA REFERENCE STANDARDS CODE; 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS; AND (2) ADOPTION OF A RESOLUTION OF EXPRESS FINDINGS PERTAINING TO LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

Attachments: [Proposed Ordinance - 2022 Building Code Update.pdf](#)
[Resolution of Express Findings.pdf](#)
[Current Chapter 15.02: Buildings, Structures, and Equipment](#)
[Building Code Public Hearing Notice 09-19-2022- Public Notice.docx](#)

PH-2. [23-157](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING DENSITY AND OTHER BONUS INCENTIVES (DOBI) TO ALLOW CONSTRUCTION OF A 34-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT INCLUDING TWO VERY-LOW-INCOME UNITS AND FOUR WORKFORCE HOUSING UNITS AND GROUND FLOOR COMMERCIAL USES AT 9763 CULVER BOULEVARD AND 9814 WASHINGTON BOULEVARD (PROJECT).

Attachments: [2022-09-19 ATT-1 Resolution 9763 Culver DOBI.pdf](#)
[2022-09-19 ATT-2 SPR DOBI 9763 Culver Blvd Vicinity Map.pdf](#)
[2022-09-19 ATT-3 SPR DOBI 9763 Culver Blvd PC Resolution.pdf](#)
[2022-09-19 ATT-4 SPR DOBI 9763 Culver Blvd PC Staff Report.pdf](#)
[2022-09-19 ATT-5 SPR DOBI 9763 Culver Blvd PC Draft Minutes.pdf](#)
[2022-09-19 ATT-6 SPR DOBI 9763 Culver Blvd Preliminary Development Plans.pdf](#)

PH-3. [23-162](#) CC - PUBLIC HEARING: (1) INTRODUCTION OF AN ORDINANCE AMENDING SECTIONS 9.02.005-9.02.070 "FIRE CODE ADOPTION AND AMENDMENTS" OF CHAPTER 9.02 OF TITLE 9 OF THE CULVER CITY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS; AND (2) ADOPTION OF A RESOLUTION MAKING EXPRESS FINDINGS FOR THE MODIFICATION OF THE FIRE CODE BASED ON LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS.

Attachments: [2022-09-19 ATT Proposed Ordinance Fire Code Adoption.pdf](#)
[2022-09-19 ATT Resolution of Local Findings Fire Code Amendments.pdf](#)
[2022-09-19 ATT Culver City Municipal Code Chapter 9.02 \(Current Version\).pdf](#)

ACTION ITEMS

- A-1. [23-187](#) CC - ACTION ITEM: (1) DISCUSSION REGARDING POTENTIAL ALTERNATIVE LOCATIONS FOR THE CULVER CITY COMMUNITY GARDEN; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2022-09-19 - ATT 1 Potential Alternative Locations for the Culver City Community Garden.pdf](#)

- A-2. [23-199](#) CC:HA - ACTION ITEM: (1) APPROVAL OF A HOUSING AND HUMAN SERVICES DEPARTMENT, TO INCLUDE THE HOUSING AND ENFORCEMENT SERVICES DIVISIONS, CURRENTLY UNDER THE COMMUNITY DEVELOPMENT DEPARTMENT, AND A NEW HUMAN SERVICES AND CRISIS INTERVENTION DIVISION; AND (2) APPROVAL OF A NEW IN-HOUSE MOBILE CRISIS INTERVENTION TEAM.

Attachments: [2022-09-19 ATT 1 Proposed Housing and Human Services Department Programming.pdf](#)
[2022-09-10 ATT 2 Proposed HHS Organizational Chart.pdf](#)

- A-3. [23-188](#) 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)