



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, October 10, 2022

MEETING INFORMATION AND ACCOMMODATION:

Indoor masking is highly recommended, but not required, at City Council, Commission, Board and Committee meetings.

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 in advance at 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. 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.

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

City Council Meeting Agenda
Closed Session - 5:30 PM
Recognitions - 6:30 PM
Regular Session - 7:00 PM

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Successor Agency to the Culver City
Redevelopment Agency Board, and
Culver City Housing Authority Board**

October 10, 2022

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 - 5:30 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. [23-276](#) CC - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**
- CS-2. [23-200](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
RE: 9505 W. JEFFERSON BOULEVARD (PUBLIC WORKS YARD), 4117 OVERLAND AVENUE (VETERANS PARK), AND 9910 JEFFERSON BOULEVARD (BILL BOTTS FIELD)
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; JESSE MAYS, ASSISTANT CITY MANAGER
OTHER PARTIES' NEGOTIATORS: VERIZON; AT&T
UNDER NEGOTIATION: BOTH PRICE AND TERMS
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-3. [23-295](#) CC - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
RE: WCAB CASE NO. ADJ11601317
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**

**CS-4. [23-300](#) 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. [23-281](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING OCTOBER AS DISABILITY AWARENESS
MONTH 2022**
- R-2. [23-282](#) CC - PRESENTATION OF A COMMENDATION TO
JUSTIN SANDY FOR HIS CONTRIBUTIONS TO CULVER
CITY COMMUNITY MEMBERS WITH DISABILITIES**
- R-3. [23-283](#) CC - PRESENTATION OF A COMMENDATION TO THE
FRIENDSHIP FACTOR FOR THEIR CONTRIBUTIONS TO
CULVER CITY COMMUNITY MEMBERS WITH
DISABILITIES.**
- R-4. [23-284](#) CC: A PROCLAMATION DESIGNATING OCTOBER 2022
AS NATIONAL ARTS AND HUMANITIES MONTH**
- R-5. [23-285](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING OCTOBER 2022 AS "WALKTOBER"**
- R-6. [23-286](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING OCTOBER 2022 AS NATIONAL BREAST
CANCER AWARENESS MONTH**
- R-7. [23-287](#) CC - PROCLAMATION IN RECOGNITION OF
INDIGENOUS PEOPLES DAY 2022**

R-8. [23-288](#) **CC - PROCLAMATION IN RECOGNITION OF
PEDESTRIAN AND TRAFFIC SAFETY MONTH**

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: 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 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. [23-289](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR SEPTEMBER 3, 2022 TO SEPTEMBER 30, 2022**

Attachments: [Final Cash Disbursements for City Council - 221010.pdf](#)

- C-2. [23-290](#) **CC:HA:SA - CONSENT: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETINGS ON SEPTEMBER 12, 2022 AND SEPTEMBER 19, 2022**

Attachments: [CCCC 09122022 Minutes for Approval.pdf](#)
[CCCC 09192022 Minutes for Approval.pdf](#)

- C-3. [23-208](#) **CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SIEMENS FOR AN ADDITIONAL YEAR IN AN AMOUNT NOT-TO-EXCEED \$63,008 (FROM \$292,355.47 TO \$355,363.47) FOR THE REGULAR TESTING, MAINTENANCE AND REPAIR OF THE FIRE SAFETY SYSTEM AT CITY HALL, TRANSPORTATION, SENIOR CENTER, AND POLICE STATION.**

Attachments: [2022-10-10-CC-ATT-Siemens 2022 FIRE Renewal Proposal.pdf](#)
[2022-10-10-CC-ATT-Justification for Sole-Source Service of the Fire Alarm Systems.pdf](#)

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- C-4. [23-219](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE (1) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE (CCMC) SUBCHAPTER 15.02.100, OF CHAPTER 15.02, "ADOPTION OF STATE CODES"; (2) REPEALING AND REPLACING CCMC 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 (3) 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.

Attachments: [Proposed Ordinance - 2022 Building Code Update.pdf](#)

- C-5. [23-224](#) CC - CONSENT ITEM: APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) FOR EVENTS WITH THE CULVER CITY DOWNTOWN BUSINESS ASSOCIATION (DBA) FOR CITY-SPONSORED EVENTS THROUGH DECEMBER 31, 2025.

Attachments: [DBA MOU for Events 2022-2025.pdf](#)

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- C-6. [23-251](#) CC - CONSENT ITEM: (1) AWARD OF A \$2,200 OFF-CYCLE SPECIAL EVENTS GRANT AND DESIGNATION OF THE ASIAN WORLD FILM FESTIVAL KUNG FU DAY COMMEMORATING BRUCE LEE ON NOVEMBER 12, 2022, AS A CITY-SPONSORED EVENT, AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; AND (2) AUTHORIZATION TO THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENT.

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. [23-210](#) CC - PUBLIC HEARING: APPEAL OF THE PLANNING COMMISSION'S ADOPTION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT SUSTAINABLE COMMUNITIES PROJECT EXEMPTION FOR A MIXED-USE PROJECT AT 12727 WASHINGTON BOULEVARD (PROJECT).

Attachments: [2022-10-10 ATT-1 CC SPR DOBI Appeal - CC Resolution 12727 WASHINGTON BLVD.DOCX](#)
[2022-10-10 ATT-2 CC SPR DOBI Appeal - Appellant Appeal Letter 12727 WASHINGTON BLVD.PDF](#)
[2022-10-10 ATT-3 CC SPR DOBI Appeal - Applicant Response to Appeal 12727 WASHINGTON BLVD.PDF](#)
[2022-10-10 ATT-4 CC SPR DOBI Appeal - Vicinity Map 12727 WASHINGTON BLVD..PDF](#)
[2022-10-10 ATT-5 CC SPR DOBI Appeal - PC Resolution 12727 WASHINGTON BLVD..PDF](#)
[2022-10-10 ATT-6 CC SPR DOBI Appeal - PC Staff Report 12727 WASHINGTON BLVD..PDF](#)
[2022-10-10 ATT-7 CC SPR DOBI Appeal - CEQA Exemption Report 12727 WASHINGTON BLVD.PDF](#)
[2022-10-10 ATT-8 CC SPR DOBI Appeal - Draft PC Minutes 12727 WASHINGTON BLVD.PDF](#)
[2022-10-10 ATT-9 CC SPR DOBI Appeal - Preliminary Development Plans 12727 WASHINGTON BLVD.PDF](#)

PH-2. [23-214](#) CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE APPROVING A CITY-INITIATED ZONING CODE AMENDMENT (P2022-0234-ZCA), AMENDING TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) AS IT RELATES TO MINIMUM REQUIRED OFF-STREET PARKING, AUTOMATED PARKING/PARKING STACKERS, BICYCLE PARKING, AND LOADING.

Attachments: [22-10-10 ATT No. 1 Ordinance Approving Parking ZCA.pdf](#)
[22-10-10 ATT No 2 PC Resolution No 2022-P016.pdf](#)
[22-10-10 ATT No 3 PC Staff Report 8-24-2022.pdf](#)
[22-10-10 ATT No 4 Draft PC Meeting Minutes 8-24-2022.pdf](#)
[22-10-10 ATT No 5 City of LA Bicycle Parking Requirements.pdf](#)
[22-10-10 ATT No 6 Examples of Loading Requirements.pdf](#)
[22-10-10 ATT No 7 Public Comments to PC.pdf](#)
[22-10-10 ATT No 8 Public Comments to CC.pdf](#)

ACTION ITEMS

- A-1. [23-266](#) CC - ACTION ITEM: (1) DISCUSSION AND REVIEW OF OPTIONS FOR THE FUTURE OF MELVIL STREET, BETWEEN WASHINGTON BOULEVARD AND THE CITY BOUNDARY; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [Culver City Arts District Vicinity Aerial](#)
[Melvil St Emails From Residents](#)
[CCAD Presentation 5-9-2022](#)
[Melvil Reopening Petition](#)
[Melvil CCAD Business Petition](#)
[Melvil Community Meeting Notes - 9-1-2022](#)

- A-2. [23-226](#) CC - ACTION ITEM: (1) PRESENTATION REGARDING THE CONSIDERATION OF ELECTRIFICATION REACH CODES THAT MAY POTENTIALLY LIMIT OR PROHIBIT GAS IN NEW CONSTRUCTION; (2) RECEIPT OF PUBLIC COMMENT ON ELECTRIFICATION REACH CODE AMENDMENTS TO THE CITY CALGREEN CODE; (3) DIRECTION ON BUILDING ELECTRIFICATION REACH CODE APPROACHES AND EXEMPTIONS ALLOWING GAS HOOK UPS; (4) DIRECTION ON A POTENTIAL ELECTRIFICATION REACH CODE ORDINANCE; AND (5) DIRECTION ON OTHER REACH CODE POLICIES TO PURSUE.

Attachments: [2020 Reach Code Public Meeting Results.docx](#)
[2022 Reach Code Public Meeting Results.pdf](#)
[A Summary of Ordinance Pathways - New Construction.pdf](#)
[2022 Single Family New Con Cost-eff Study.pdf](#)
[2019-adopted-reach-codes AHJ summary.pdf](#)

- A-3. [23-32](#) CC - ACTION ITEM: (1) DISCUSSION OF PROPOSED TOWN PLAZA USE POLICY; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE

Attachments: [2022-10-10 ATT Proposed Town Plaza Use Policy.pdf](#)

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PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)