



Mike Balkman Council
Chambers
9770 Culver Blvd. Culver
City, CA 90232



Mayor Freddy Puza
Vice Mayor Bubba Fish
Member Yasmine-Imani McMorrin
Member Dan O'Brien
Member Albert Vera

City Council Meeting Agenda

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

7:00 PM

Monday, February 23, 2026

Please Note: Council Member Vera will be participating via teleconference from Hotel Portrait Firenze, Lungy Acciaiuoli 4, 50123 Florence, Italy.

MEETING INFORMATION AND ACCOMMODATION:

To ensure public safety during City Council meetings, beginning August 12, 2024, all persons entering the Mike Balkman Council Chambers during a City Council meeting must pass through a security screening, including a metal detector and bag inspection. Firearms, knives, weapons, and signs larger than 18 x 24 inches are prohibited from City Council Chambers and no one with any of these items will be permitted to enter. See California Penal Code §171b and City Council Policy 4008 for more information.

Complete information on how to attend and participate in a City meeting and provide public comment can be found at www.culvercity.org/agendas.

In addition to attending meetings in person, meetings may be viewed 1) live online at www.culvercity.org/meetings by clicking on the "In Progress" link, 2) via [YouTube.com/c/CityofCulverCityGov](https://www.youtube.com/c/CityofCulverCityGov), or 3) via the Zoom meeting link at www.culvercity.org/agendas. 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. Please note that virtual attendance is a courtesy offering and that technical difficulties shall not require that a meeting be postponed.

City Council meetings may also be viewed live in Culver City on Channel 35 (Spectrum subscribers), on Channel 37 (Frontier subscribers), and Channel 99

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Closed Session: 5:30 PM
Recognitions: 6:30 PM
Regular Session - 7:00 PM

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(AT&T U-Verse subscribers). Please check channel guide listings for your provider.

Childcare is available for people attending City Council meetings. For more information on how to register, please visit www.culvercity.org/meetings or call (310) 253-6650.

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 meeting body 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 specific body. The body 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.

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. Those comments received 4 hours in advance of the start time will be provided to the body members and become part of the official public record through a motion to receive and file correspondence. If you do not want your personal information included in the official record, please do not include your address, phone number or other private information in your comments. Please be advised, written comments WILL NOT be read aloud during the meeting.

ORAL COMMENTS: Speakers must register to speak online 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. 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 requested to speak on an agenda item. Requests to speak must be received before the start of the public comment period for that agenda item or

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will not be considered. A QR code will be available for those wishing to sign up once they arrive to the meeting. Requests to speak will no longer be accepted through Zoom chat, only by completing the online form. Those without internet should contact 310.253.5851 during business hours for help signing up to speak in advance or by speaking to staff upon arrival to the meeting room.

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.

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(b), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.

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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. [26-580](#) CC - CONFERENCE WITH LABOR NEGOTIATORS
CITY DESIGNATED REPRESENTATIVES: ODIS JONES,
CITY MANAGER; DANA ANDERSON, CHIEF HUMAN
RESOURCES OFFICER; LISA SOGHOR, ASSISTANT
CITY MANAGER
EMPLOYEE ORGANIZATIONS: CULVER CITY
EMPLOYEES ASSOCIATION; CULVER CITY
MANAGEMENT GROUP; CITY EXECUTIVES; CULVER
CITY POLICE OFFICERS ASSOCIATION; CULVER CITY
POLICE MANAGEMENT GROUP; CULVER CITY
FIREFIGHTERS ASSOCIATION; CULVER CITY FIRE
MANAGEMENT GROUP
PURSUANT TO GOVERNMENT CODE SECTION 54957.6**
- CS-2. [26-581](#) CC - CONFERENCE WITH LABOR NEGOTIATORS
CITY DESIGNATED REPRESENTATIVES: DANA
ANDERSON, CHIEF HUMAN RESOURCES OFFICER;
LISA SOGHOR, ASSISTANT CITY MANAGER
UNREPRESENTED EMPLOYEE: CITY MANAGER
PURSUANT TO GOVERNMENT CODE SECTION 54957.6**
- CS-3. [26-582](#) CC - CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)**

RECOGNITION PRESENTATIONS - 6:30 PM

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R-1. [26-520](#) **CC - RECOGNITION OF URUAPAN STATE LEGISLATOR
ALEJANDRO BAUTISTA AND CELEBRATION OF THE
62ND ANNIVERSARY OF URUAPAN, MEXICO AND
CULVER CITY BECOMING SISTER CITIES.**

REGULAR SESSION - 7:00 PM

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

REPORT ON ACTION TAKEN IN CLOSED SESSION

**COMMUNITY ANNOUNCEMENTS BY MEMBERS/UPDATES FROM
COMMISSION, BOARDS AND/OR COMMITTEES/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. [26-377](#) **CC - A PRESENTATION TO CITY COUNCIL REGARDING
THE "SAFE PARKING LA" PROGRAM AND SERVICES.**

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. Ceding of time to another speaker is not permitted for comments made on Items NOT on the Agenda.

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 public.comment@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 is called by the presiding officer. Speakers will be provided one opportunity to make comments on all consent calendar items at once. 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), 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. [26-578](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JANUARY 31, 2026 TO FEBRUARY 13, 2026.**

Attachments: [Final Cash Disbursements for City Council - 260223](#)

- C-2. [26-579](#) **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 9, 2026.**

Attachments: [2026-02-09 CCCC Draft Minutes](#)

- C-3. [26-375](#) CC - CONSENT ITEM: APPROVAL OF A THREE-YEAR GENERAL SERVICES AGREEMENT WITH DUKE'S ROOT CONTROL, INC. TO PROVIDE ROOT CONTROL SERVICES ON CITY-OWNED SEWER MAIN LINES THROUGH JUNE 30, 2028 IN AN AMOUNT NOT TO EXCEED \$100,000 PER FISCAL YEAR.

Attachments: [2026-02-23-CC-ATT-Duke's Root Control, Inc Proposal](#)

- C-4. [26-448](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING A CITY-INITIATED ZONING CODE AMENDMENT (P2025-0240-ZCA) TO ADOPT AN EXEMPTION PURSUANT TO CEQA SECTION 15183 AND PUBLIC RESOURCES CODE SECTION 21080.17; AMEND THE CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10, SUBDIVISIONS TO PERMIT THE ADDITION OF ACCESSORY DWELLING UNITS IN QUALIFIED LOT SUBDIVISIONS; AMEND CCMC SECTION 17.400.095, RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO REMOVE OWNER-OCCUPANCY REQUIREMENTS FOR JUNIOR ACCESSORY DWELLING UNITS; AND ADOPT CCMC SECTION 17.400.096 TO PERMIT THE SEPARATE SALE AND CONVEYANCE OF ACCESSORY DWELLING UNITS AS CONDOMINIUMS.

Attachments: [2026-02-23 Att 1 Proposed City Council Ordinance.pdf](#)

- C-5. [26-468](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2026/2027.

Attachments: [2026-02-23-ATT-CC-Proposed Resolution-Higuera Street.pdf](#)

- C-6. [26-470](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2026/2027.

Attachments: [Reso Initiating Proceedings \(LMD # 1\).pdf](#)

- C-7. [26-471](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2026/2027.

Attachments: [2026-02-23-ATT-CC-Proposed Resolution-SUSC-FY26-27.pdf](#)

- C-8. [26-483](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION AMENDING THE FINAL MAP FOR TRACT NUMBER 73978-A ADDING 7 AIRSPACE LOTS FOR THE IVY STATION PROJECT LOCATED AT 8824 NATIONAL BOULEVARD.

Attachments: [2026-02-23-ATT 1 Amended Tract Map 73978](#)
[2026-02-23-ATT 2 CC Resolution Approving Amended Tract Map 73978-A.pdf](#)

- C-9. [26-484](#) CC - CONSENT ITEM: APPROVAL OF AN INCREASE TO BLANKET PURCHASE ORDER NUMBER 22601338 WITH IPS GROUP INC. IN AN ADDITIONAL AMOUNT OF \$120,000 (FROM \$80,000 TO \$200,000) ANNUALLY FOR PARKING METER SUPPLIES.

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- C-10. [26-487](#) CC - CONSENT ITEM: AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR THE CONSTRUCTION OF LENAWEE STORM DRAIN REHABILITATION PROJECT, PF049.
- C-11. [26-498](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2025-0229-ZCA) AMENDING TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) TO IMPLEMENT PROGRAMS OF THE 2021-2029 HOUSING ELEMENT AND EXEMPTION FROM CEQA.
Attachments: [2026-02-23 ATT1 Proposed Ordinance Approving ZCA P2025-0229.pdf](#)
- C-12. [26-522](#) CC - CONSENT ITEM: (1) ADOPTION OF A RESOLUTION RESTRICTING THE USE OF CITY-OWNED OR CITY-CONTROLLED PROPERTY FOR FEDERAL CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES; AND (2) AUTHORIZATION TO THE CITY MANAGER TO IMPLEMENT THE RESOLUTION AS NECESSARY.
Attachments: [2026-02-23 ATT 1 Resolution No. 2017-R025 \(Culver City Sanctuary City Policy\).pdf](#)
[2026-02-23 ATT 2 Proposed Resolution Restricting Use of City Property for Federal Civil Immigration Enforcement Activities.pdf](#)
- C-13. [26-238](#) CC - CONSENT ITEM: RECEIPT AND FILING OF THE BIENNIAL WRITTEN REPORTS SUBMITTED BY CULVER CITY'S COMMISSIONS, BOARDS, AND COMMITTEES.

Attachments: [2026-02-23 Att 1 - Advisory Committee on Housing and Homelessness.pdf](#)
[2026-02-23 ATT 2 - Bicycle Pedestrian Advisory Committee.pdf](#)
[2026-02-23 ATT 3 – Civil Service Commission.pdf](#)
[2026-02-23 ATT 4 – Cultural Affairs Commission.pdf](#)
[2026-02-23 ATT 5 - Disability Advisory Committee.pdf](#)
[2026-02-23 ATT 6 - Equity and Human Relations Advisory Committee.pdf](#)
[2026-02-23 ATT 7 - Finance Advisory Committee.pdf](#)
[2026-02-23 ATT 8 – MLK Jr. Celebration & Juneteenth Celebration Advisory Committee.pdf](#)
[2026-02-23 ATT 9 - Parks, Recreation, and Community Services Commission.pdf](#)
[2026-02-23 ATT 10- Planning Commisison.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.

ACTION ITEMS

- A-1. [26-576](#) **CC- ACTION ITEM: (1) CONSIDERATION OF UPDATING THE CULVER CITY MUNICIPAL CODE FOOD TRUCK REGULATIONS, INCLUDING A POTENTIAL FOOD TRUCK PERMIT PROGRAM TO REGULATE THE OPERATIONS OF FOOD TRUCKS THROUGHOUT THE CITY; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.**

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- A-2. [26-467](#) CC - ACTION ITEM: (1) DISCUSSION OF ANNUAL EARTH DAY AND INTERNATIONAL WALK TO SCHOOL DAY CELEBRATIONS; (2) APPROVAL OF A STREET CLOSURE ALONG ELENDA STREET BETWEEN CULVER BOULEVARD AND ALONG FARRAGUT DRIVE BETWEEN ELENDA STREET AND COOMBS AVENUE ON WEDNESDAY, APRIL 22, 2026; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-3. [26-561](#) CC - ACTION ITEM: (1) DISCUSSION OF OPTIONS FOR CITY COUNCIL PARTICIPATION IN PREPARATION FOR THE 2026 FIFA WORLD CUP AND 2028 SUMMER OLYMPICS; AND (2) IF DESIRED, RETENTION OF THE EXISTING AD HOC 2026 FIFA WORLD CUP AND 2028 SUMMER OLYMPICS PREPARATION SUBCOMMITTEE AND CONSIDERATION OF APPOINTMENTS THERETO; OR (3) IF DESIRED, APPOINTMENT OF ONE MEMBER OF CITY COUNCIL TO WORK WITH CITY STAFF ON THE 2026 FIFA WORLD CUP AND 2028 SUMMER OLYMPICS PREPARATION; AND/OR (3) OTHER DIRECTION TO THE CITY CLERK AS DEEMED APPROPRIATE.
- A-4. [26-530](#) CC - ACTION ITEM: DISCUSSION OF (1) THE PROFESSIONAL SERVICES AGREEMENT WITH GOOD GUARD SECURITY, INC. FOR SECURITY SERVICES AT CITY COUNCIL MEETINGS; AND (2) OTHER WAYS THAT THE FUNDING FOR THAT AGREEMENT COULD BE USED.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)

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