



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



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

## City Council Meeting Agenda

**REVISION #1 - 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**

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**7:00 PM**

**Monday, February 24, 2025**

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### **MEETING INFORMATION AND ACCOMMODATION:**

To ensure public safety during City Council meetings, 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](http://www.culvercity.org/agendas).

In addition to attending meetings in person, meetings may be viewed 1) live online at [www.culvercity.org/meetings](http://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](http://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](http://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 (AT&T U-Verse subscribers). Please check channel guide listings for your provider.

Childcare is available for people attending City Council meetings. Please

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review information and sign up at [www.culvercity.org/meetings](http://www.culvercity.org/meetings).

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](mailto: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](http://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](http://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 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 are not 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](http://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](mailto: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](http://www.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**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1. [25-813](#) CC - PRESENTATION OF A COMMENDATION TO K-9 OFFICER ANDER ON THE OCCASION OF HIS RETIREMENT.

**REGULAR SESSION - 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**LAND ACKNOWLEDGEMENT**

**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.

- I-1. [25-695](#) CC - UPDATE ON HOMELESSNESS EMERGENCY INCLUDING PROJECT HOMEKEY, SAFE CAMPING, AND OTHER HOUSING PROGRAMS (THIS UPDATE IS MADE PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE SECTION 8630(C) REQUIRING A PERIODIC REVIEW OF THE LOCAL EMERGENCY).

**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

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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](mailto: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), or because of public comment card(s) 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.     [25-824](#)     **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH  
DISBURSEMENTS FOR FEBRUARY 1, 2025 TO  
FEBRUARY 14, 2025.****

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**Attachments:** [Final Cash Disbursements for City Council - 250224.pdf](#)

- C-2. [25-825](#) CC:HA:SA:DC:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 10, 2025.

**Attachments:** [2025-02-10 CCCC Draft Minutes.pdf](#)

- C-3. [25-404](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION APPROVING THE AMENDING TRACT MAP NO. 73978-A FOR THE IVY STATION MIXED USE DEVELOPMENT LOCATED AT 8809 WASHINGTON BOULEVARD.

**Attachments:** [2024-11-11 ATT No. 1 - Tract Map No 73978-A Ivy Station Amending Map Draft NO SIGS](#)  
[2024-11-11 ATT No. 2 - CC Resolution Approving Amending Map.pdf](#)  
[2024-11-11 ATT No. 3 - PC Resolution Ivy Station Amending Map.pdf](#)

- C-4. [25-640](#) CC - CONSENT ITEM: (1) APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICE AGREEMENT WITH HEALTHCARE IN ACTION FOR STREET-BASED MEDICAL SERVICES FOR UNHOUSED RESIDENTS IN AN AMOUNT NOT-TO-EXCEED \$400,000 FOR THE TIME OF PERFORMANCE FROM 02/01/2025 THROUGH 01/31/2026; OR 2) APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICE AGREEMENT WITH HEALTHCARE IN ACTION FOR STREET-BASED MEDICAL SERVICES FOR UNHOUSED RESIDENTS IN AN AMOUNT NOT-TO-EXCEED \$574,665 FOR THE TIME OF PERFORMANCE FROM 02/01/2025 THROUGH 01/31/2026 TO INCLUDE THE INTEGRATION OF BEHAVIORAL HEALTH SERVICES.

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C-5. [25-694](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION DECLARING THE INTENTION TO ORDER THE VACATION OF 543 SQUARE FEET OF THE PORTION OF DRAKEWOOD AVENUE FRONTING 10701 DRAKEWOOD AVENUE, TRACT NO. 18215 AND SETTING THE MATTER FOR PUBLIC HEARING ON APRIL 14, 2025.

**Attachments:** [2025-02-24 ATT Resolution of Intention to Vacate a Portion of Drakewood Avenue.pdf](#)

C-6. [25-733](#) CC - CONSENT ITEM: APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH GIBSON TRANSPORTATION CONSULTING FOR THE RANCHO HIGUERA NEIGHBORHOOD TRAFFIC STUDY PHASE 2 FOR AN AMOUNT NOT-TO-EXCEED \$154,500.

**Attachments:** [Rancho Higuera NTMP Phase 2 Project Map.png](#)

C-7. [25-743](#) CC - CONSENT ITEM: (1) AUTHORIZATION TO ACCEPT UNALLOCATED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS IN THE AMOUNT OF \$145,403; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS.

C-8. [25-760](#) CC - CONSENT ITEM: RATIFICATION OF PURCHASE ORDERS WITH SEA-CLEAR POOLS INC. FOR POOL MAINTENANCE SUPPLIES IN THE ADDITIONAL AMOUNT OF \$30,000, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$80,000 FOR FISCAL YEAR 2024-2025.

C-9. [25-774](#) CC - CONSENT ITEM: APPROVAL OF CORRECTIONS OF TYPOGRAPHICAL ERRORS ON APPROVED TRANSPORTATION PLANNING ON-CALL LIST, EFFECTIVE RETROACTIVE APRIL 1, 2023 TO JUNE 30, 2028.

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- C-10. [25-778](#) CC - CONSENT ITEM: APPROVAL OF A TWO-YEAR EXTENSION TO THE EXISTING THREE-YEAR SOFTWARE SERVICES AGREEMENT WITH SWIFTLY, INC. TO PROVIDE A SOFTWARE FOR COMPREHENSIVE DATA REPORTING AND DISRUPTION MANAGEMENT FOR TRANSIT OPERATIONS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$329,611.93.

#### 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. [25-791](#) CC - ACTION ITEM: APPOINTMENT OF A PLANNING COMMISSIONER TO FILL VACANT SEAT #4 FOR AN UNEXPIRED FULL TERM THROUGH JUNE 30, 2028.

**Attachments:** [1. 2025-02-24 ATT Planning Commissioner Applications.pdf](#)



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- A-2. [25-723](#) CC - ACTION ITEM: (1) PRESENTATION ON THE UNAUDITED FISCAL YEAR-END 2023-2024 REPORT AND THE FISCAL YEAR 2024-2025 MID-YEAR BUDGET MONITORING REPORT; (2) RECEIPT AND FILING OF THE UNAUDITED FISCAL YEAR-END 2023-2024 REPORT AND THE FISCAL YEAR 2024-2025 MID-YEAR BUDGET MONITORING REPORT; (3) NOTIFICATION TO PUBLIC INVITING COMMENT AND INPUT FOR THE UPCOMING PROPOSED BUDGET FOR FISCAL YEAR 2025-2026; (4) APPROVAL OF PROPOSED BLANKET PURCHASE ORDER AMENDMENTS; (5) APPROVAL OF PERSONNEL POSITION ALLOCATION AMENDMENTS; AND (6) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF PROPOSED BUDGET AMENDMENTS.

**Attachments:** [2025-02-24 ATT 1 - Fiscal Year 2023-2024 Unaudited General Fund Report](#)  
[2025-02-24 ATT 2 - Fiscal Year 2025-2026 Mid-Year Budget Monitoring Report](#)  
[2025-02-24 ATT 3 - Proposed Blanket Purchase Order Amendments](#)  
[2025-02-24 ATT 4 - Proposed Personnel Position Allocation Amendments](#)  
[2025-02-24 ATT 5 - Proposed Budget Amendments](#)  
[2025-02-24 ATT 6 - Financial Forecast Scenario 1](#)  
[2025-02-24 ATT 7 - Financial Forecast Scenario 2](#)  
[2025-02-24 ATT 8 - Financial Forecast Scenario 3](#)

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- A-3. [25-811](#) CC:HA - ACTION ITEM: (1) CONSIDERATION OF A REQUEST FROM COMMUNITY CORPORATION OF SANTA MONICA (CCSM) FOR A \$16 MILLION RESIDUAL RECEIPTS LOAN FOR THE JUBILO VILLAGE AFFORDABLE HOUSING PROJECT; (2) FOUR-FIFTHS VOTE REQUIREMENT: IF CCSM'S REQUEST IS GRANTED, APPROVAL OF A RELATED BUDGET AMENDMENT; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2025-02-24 ATT CCSM Provided Road Map](#)  
[2025-02-24 ATT CCHA Vouchers and Budget Utilization](#)

- A-4. [25-739](#) CC - ACTION ITEM: (1) DISCUSSION AND DIRECTION ON THE SUBMISSION OF A GRANT APPLICATION UNDER THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOMEKEY+ NOTICE OF FUNDING AVAILABILITY; AND (2) IF DESIRED, DIRECTION TO THE CITY MANAGER TO SUBMIT AN APPLICATION UNDER HOMEKEY+; AND (3) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-5. [25-779](#) CC - ACTION ITEM: (1) DISCUSSION REGARDING A PAUSE ON RENT INCREASES AND A MORATORIUM ON EVICTIONS IN RESPONSE TO THE RECENT WILDFIRES; 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)**

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

**REVISION #1 - 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**

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**February 24, 2025**