



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

**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, March 10, 2025

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

Childcare is available for people attending City Council meetings. Please

review information and sign up at 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.

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 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 Webex 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.

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. [25-867](#) CC - PRESENTATION OF A PROCLAMATION CELEBRATING THE 60TH ANNIVERSARY OF THE CULVER CITY SYMPHONY.
- R-2. [25-872](#) CC - A PROCLAMATION DESIGNATING MARCH AS WOMEN'S HISTORY MONTH 2025.

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.

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), 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. [25-873](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR FEBRUARY 15, 2025 TO FEBRUARY 28, 2025.**

Attachments: [Final Cash Disbursements for City Council - 250310.pdf](#)

C-2. [25-881](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 24, 2025.

Attachments: [2025-02-24 CCCC Draft Minutes.pdf](#)

C-3. [25-724](#) 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 2025/2026.

Attachments: [2025-03-10 ATT Proposed Resolution Initiating Proceedings Higuera Street.pdf](#)

C-4. [25-725](#) 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 2025/2026.

Attachments: [2025-03-10 ATT Proposed Resolution Initiating Proceedings LMD 1.pdf](#)

C-5. [25-726](#) 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 2025/2026.

Attachments: [2025-03-10 ATT Proposed Resolution Initiating Proceedings SUSC.pdf](#)

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- C-6. [25-802](#) CC - CONSENT ITEM: (1) ACCEPTANCE OF A GRANT IN AN AMOUNT OF \$76,710 FROM THE ENERGY EFFICIENCY AND CONSERVATION BLOCK PROGRAM OF THE UNITED STATES DEPARTMENT OF ENERGY; AND (2) APPROVAL OF A PURCHASE ORDER WITH REXEL USA IN THE AMOUNT OF \$76,663.44 TO RETROFIT 196 CITY-OWNED STREETLIGHTS.
- C-7. [25-806](#) CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE EAST WASHINGTON BOULEVARD TRAFFIC SIGNAL FIBER OPTIC IMPROVEMENTS, PL-015.
- C-8. [25-814](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH GOOD GUARD SECURITY, INC. UPDATING THE SCOPE OF SERVICE AND INCREASING THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$113,455 THROUGH JUNE 30, 2027.
- C-9. [25-819](#) CC - CONSENT ITEM: AUTHORIZATION OF FREE FARE DAYS FOR CULVER CITYBUS IN ASSOCIATION WITH (1) BIKE TO WORK DAY (FRIDAY, MAY 16, 2025), (2) CLEAN AIR DAY 2025 (WEDNESDAY, OCTOBER 1, 2025) AND (3) NEW YEAR'S EVE (DECEMBER 31, 2025).

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

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- A-1. [25-859](#) 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: [2025-03-10 ATT Scenario 1](#)
[2025-03-10 ATT Scenario 2](#)
[2025-03-10 ATT Scenario 3](#)
[2025-03-10 ATT Scenario 4](#)
[2025-03-10 ATT Scenario 5](#)
[2025-03-10 ATT Scenario 6](#)
[2025-03-10 ATT February 24 Staff Report.pdf](#)
[25-03-10 ATT CCSM Provided Road Map.pdf](#)
[25-03-10 ATT CCHA Vouchers and Budget Utilization.pdf](#)

- A-2. [25-654](#) CC - ACTION ITEM: (1) DISCUSSION OF CULVER CITY BECOMING A CLIMATE EMERGENCY CITY AND A C40 MEMBER; (2) DISCUSSION OF BUILDING SAFETY CODES AND EMERGENCY PREPAREDNESS IN RESPONSE TO RECENT WILDFIRES; AND (3) (IF DESIRED) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2025-03-10 ATT 1 - Evacuation Route Study](#)
[2025-03-10 ATT 2 – Culver City VHFHSZ.pdf](#)
[2025-03-10 ATT 3 - Emergency Operations Plan](#)
[2025-03-10 ATT 4 - Evacuation Annex](#)

A-3. [25-685](#) CC - ACTION ITEM: (1) REPORT ON AND DISCUSSION OF CULVER CITY'S SANCTUARY CITY POLICIES; (2) CONSIDERATION OF AN AMENDMENT TO THE CITY'S 2016 ANTI-HATE RESOLUTION; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [250310 ATT Culver City Resolution 2017-R025.pdf](#)
[250310 ATT California Values Act SB 54.pdf](#)
[250310 ATT CCPD Policy Manual – Section 438 Immigration.pdf](#)
[250310 ATT CCPD Jail Manual – Section 502 Reception and Housing.pdf](#)
[250310 ATT December 12, 2024 CCPD Training Bulletin.pdf](#)
[250310 ATT ACLU FAQ on SB 54.pdf](#)
[250310 ATT Huntington Beach Suit.pdf](#)
[250310 ATT Protecting The American People Against Invasion Executive Order.pdf](#)
[250310 ATT January 21, 2025 DOJ Memorandum.pdf](#)
[250310 ATT January 27, 2025 OMB Memorandum M-25-13.pdf](#)
[250310 ATT January 29, 2025 OMB Memorandum M-25-14.pdf](#)
[250310 ATT U.S. v. State of Illinois, et al. Complaint.pdf](#)
[250310 Culver City 2016 Anti-Hate Resolution.pdf](#)
[250127 ATT Redlined Culver City Anti-Hate Resolution - Amended Version A.pdf](#)
[250127 ATT Redlined Culver City Anti-Hate Resolution - Amended Version B.pdf](#)
[250127 ATT Resolution Condemning Violence and Hate - Version A.pdf](#)
[250127 ATT Resolution Condemning Violence and Hate - Version B.pdf](#)

A-4. [25-809](#) CC - ACTION ITEM: (1) UPDATE ON THE AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES' NEEDS ASSESSMENT; (2) IF DESIRED, CREATION OF A RELATED CITY COUNCIL AD HOC SUBCOMMITTEE AND APPOINTMENT OF TWO COUNCIL MEMBERS; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2025-03-10 - ATT 1 Age Friendly Needs Assessment Report.pdf](#)

A-5. [25-777](#) CC- ACTION ITEM: RECOMMENDATION FROM THE AD HOC CITY COUNCIL POLICIES SUBCOMMITTEE TO ADOPT A RESOLUTION AMENDING COUNCIL POLICY STATEMENT NO. 3405 (PUBLIC NOTIFICATION AND COMMUNITY ENGAGEMENT).

Attachments: [2025-03-10 ATT 1 Status of Council Policies Review Project.pdf](#)
[2025-03-10 ATT 2 Revisions to Policy 3405 Public Notification and Community Involvement.pdf](#)
[2025-03-10 ATT 3 Resolution Amending Policy 3405 Public Notification and Community Involvement.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)